



PLANNING COMMITTEE: 17th March 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0049

LOCATION: Land to east of Kettering Road, Overstone,
N: Northamptonshire

DESCRIPTION: Outline application for an urban extension consisting of circa 1600 dwellings; a new section of A43 dual carriageway road; up to 5.95ha of commercial land, including: a local centre (Use Classes A1/A3/A5/D1), assisted living/residential care home (Class C2), conversion of former agricultural buildings to a community hub (Classes D1/A3) and employment (Classes B1/B2/B8); a new 2-form entry primary school; public open space, including allotments and children's play space; structural landscape planting; and associated infrastructure including drainage features and access (the roundabout, employment site and construction accesses into the site off the A43 being unreserved). (DA/2020/0001)

WARD: N/A

APPLICANT: Davidsons Developments Ltd and L & Q Estates
AGENT: Pegasus Group

REFERRED BY: Director of Planning and Sustainability
REASON: Major Fringe Application

DEPARTURE: No

CONSULTATION BY DAVENTRY DISTRICT COUNCIL:

1 RECOMMENDATION

- 1.1 That Northampton Borough Council **RAISES NO OBJECTION** to the application as proposed, subject to:
- consideration being given to a low emissions strategy to be submitted as part of the reserved matters application(s);
 - A financial contribution towards low emission public transport being sought; and
 - Consideration being given to the allocation of funding for off-site sports provision to be given to sites in the locality, including those within the boundaries of NBC.

2 THE PROPOSAL

- 2.1 The application relates to an outline proposal for 1,600 dwellings, commercial land (including a local centre, employment, community hub and residential car home), primary school, open space, a new section of A43 Dual Carriageway, associated infrastructure and enabling works.
- 2.2 The site location plan submitted with the application also indicates a further area of land that is in the ownership of the applicant. This lies outside the allocation area for Policy N3.
- 2.3 The application falls within the boundaries of Daventry District Council, so this application is a consultation, rather than one that will be determined by NBC.

3 SITE DESCRIPTION

- 3.1 The application site forms part of the Northampton North SUE allocation N3 of the West Northamptonshire Joint Core Strategy (December 2014), which makes provision for circa 3,500 dwellings, primary school, 10ha of land providing local employment opportunities; at least one local centre including small scale retail facilities and community and healthcare facilities; and provision of a local multi-modal interchange alongside integrated transport, greenspace and sport and leisure provision.
- 3.2 The land is currently arable land, divided into 8 fields bounded by native hedgerows. There is currently a small group of farm buildings located towards the northern boundary of the site, that are accessed from track off the A43 (Kettering Road).
- 3.3 The site is crossed by overhead lines. It is also crossed by a public footpath that forms part of the rights of way network running between Moulton and Overstone and Sywell Reservoir to Pitsford Reservoir.

4 PLANNING HISTORY

- 4.1 None relevant.

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 District Plan.

6 National Policies

- 6.1 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:

Paragraphs 7-12 - Presumption in favour of sustainable development.

Paragraph 60 - Housing needed for different groups in the community.

Paragraph 109 - developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Paragraph 124 - Good design is a key aspect of sustainable development.

Paragraph 127 - Create places with a high standard of amenity for existing and future users.

Paragraph 178 - Ground conditions and pollution.

Paragraph 187 - assessing and recording archaeology.

Section 5 – housing issues.
Section 8 - Promoting healthy and safe communities.
Section 9 - Promoting sustainable transport.
Section 11 - Making effective use of land.
Section 12 - Achieving well-designed places.
Section 14 - meeting the challenge of climate change, flooding and coastal change.

6.2 **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 S1 - Distribution of development
Policy S3 - scale and distribution of housing development
Policy S4 - Northampton Related Development Area
Policy S5 - Sustainable Urban Extensions
Policy S7 - provision of jobs
Policy S8 - distribution of jobs
Policy S9 - Distribution of Retail Development
Policy S10 - Sustainable Development Principles
Policy S11 - Low carbon and renewable energy
Policy C2 - New Developments
Policy C3 - Strategic Connections
Policy C5 - Enhancing Local and Neighbourhood Connections
Policy RC2 - Community Needs
Policy H1 - Housing Density and Mix and Type of Dwelling
Policy H2 - Affordable housing
Policy H5 - Sustainable Housing
Policy BN2 - Biodiversity
Policy BN3 - Woodland enhancement and creation
Policy BN5 - The Historic Environment
Policy BN7- Flood risk
Policy BN7A - Water supply, quality and wastewater infrastructure
Policy BN9 - Planning for Pollution Control
Policy BN10 - Ground instability
Policy INF1 - Approach to infrastructure Delivery
Policy INF2 - contributions to infrastructure requirements
Policy N1 - The regeneration of Northampton
Policy N3 - Northampton North SUE
Policy N10 - Convenience shopping needs outside Northampton town centre

6.3 **Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029**

Daventry District Council adopted the Part 2 Local Plan in February 2020. The following policies are material to this application:

SP1 - spatial strategy for Daventry
H08 - housing mix and type
ST1 - measures to promote walking and cycling
ENV1 - landscape
ENV4 - Green infrastructure
ENV5 - Biodiversity
ENV7 - Historic environment
ENV9 - Renewable energy and low carbon development
ENV10 - Design
ENV11 - Local flood risk management
CW2 - open space requirements

Biodiversity SPD (May 2017)
Housing SPD (July 2017)
Infrastructure and developer contributions (October 2013)
Emerging Overstone Neighbourhood plan

6.4 **Supplementary Planning Documents**

Planning out Crime in Northamptonshire SPG 2004
Northamptonshire County Parking Standards 2016

6.5 **Other Material Considerations**

Northamptonshire Minerals and Waste Local Plan 2017 – Policy 28 Mineral safeguarding areas

7 **CONSULTATIONS/ REPRESENTATIONS**

7.1 The application is being determined by Daventry District Council, who will be carrying out the statutory and other appropriate consultation.

7.2 To inform this report, internal consultation has been carried out with NBC Public Protection and Planning Policy teams.

8 **APPRAISAL**

8.1 The site is supported from a policy context as set out in Policy N3 of the West Northamptonshire Joint Core Strategy. This allows for the development of land, to provide circa 3500 dwellings, employment opportunities, a local centre including small scale retail and community and healthcare facilities (including a 2-form entry primary school), provision of a local multi-modal interchange alongside integrated transport, greenspace and sport and leisure provision. This site has been referred to by the developer as Overstone Green.

8.2 The southern section of the Policy N3 allocation, has been developed as Overstone Leys. Outline consent for Overstone Leys was granted in outline on 27 August 2015 for 2,000 dwellings, a new local centre, food store, new section of the A43 dual carriageway, public house, care home, day nursery, medical centre, retail units, light industry, primary school, public open space and associated landscaping and infrastructure. The site, which is the subject of this application, represents the balance of the SUE allocation.

8.3 As part of the application, archaeological and ecological assessments of the site have been undertaken and appropriate mitigation identified. A flood risk assessment has also been carried out, although the site is of low flood risk.

Housing

8.4 The development proposes to include affordable housing of a range of tenures, which is likely to include affordable rent and shared ownership and also indicates the potential to offer an over 55 or a care home.

8.5 A parameter plan has been submitted with the application that sets out maximum thresholds in terms of height. In terms of density, an average of 35 dwellings per hectare is indicated, with lower densities to the edge of the development.

Highways

8.6 Access to the development is indicated via three new vehicular accesses. The main access point will be via a three-armed roundabout, a further to the northern part of the site will have a left turn only and is intended to serve the commercial element of the development, whilst the southern

access point is intended as the construction access. This will also have a left turn only arrangement. A new section of A43 dual carriageway is proposed on the site frontage.

- 8.7 The site is close to the bus route that provides a rapid Kettering/Northampton service. The transport assessment submitted with the application proposes additional stops for this service, to serve the development. The long terms strategy is to achieve 5% modal shift away from private motor vehicles.
- 8.8 Additional walking and cycling routes through the development in off road green corridors, linking with the existing right of way network.
- 8.9 In terms of parking, most of the parking will be on-plot, with additional parking provision within individual garages and a few units served by parking courts and on street parking. Pre-application discussions have taken place with the applicant and the local highway authority to inform the masterplan.

Community facilities

- 8.10 The proposal includes the retention of the existing farm buildings, which are to be converted for community use. As this is an outline application, so no details of the facility have been submitted at this stage, however the application states that the facility could include meeting rooms, facilities for youths/teenagers, a community café, a satellite library and/or the provision of supporting facilities for a bowling green or other similar outdoor sports facility.

Employment

- 8.11 The area designated for employment is located towards the northern section of the development and is intended for small scale Classes B1, B2 and B8 employment uses. This meets the requirement set out in the policy for the wider development of the Northampton North SUE (Policy N3) allocation.

Environment

- 8.12 The supporting documents with the application, indicate that a robust landscape framework for the site with structural landscape measures are to be incorporated in the scheme. The layout respects the existing field boundaries and includes additional buffer planting on the north and west boundaries of the site to mitigate the visual effect of the development and wider views from the surrounding countryside and integrate the development into the setting of the Sywell Plateau Landscape Character Area to the north and the Moulton Slopes to the east and west.
- 8.13 Further mitigation is proposed through design, layout and landscaping. Currently there is a Local Wildlife Site at Cowpasture Spinney. This is to be retained and managed to improve and enhance its ecological benefits.

Impact on Northampton Borough

- 8.14 The application would in principle meet the policy objectives of the Daventry Local Plan (Part 2) and the West Northamptonshire Joint Core Strategy in respect of the Northampton North SUE. It also provides housing close to the boundary between NBC and DDC, which can make contribution to the five-year housing land supply.
- 8.15 Matters such as ecology, drainage, highways and flood risk, will be the subject of separate consultation with the relevant consultees.
- 8.16 As the site does not abut the boundary of NBC, it is considered that there is no significant adverse impact on the Borough, that has not been previously assessed as part of the policy allocation.

- 8.17 Consultation with this Council's Public Protection team has taken place, who would request that a low emission strategy promoted as part of the reserved matters applications, to include electric vehicle charging points, integration of renewable/low emission technology, integration of renewable/ low emission technology into building design such as low NOx boilers, travel plans, bike schemes, low emission bus services and car clubs to be integrated into the development, to assist with improving air quality and to assist in developing sustainable low carbon producing communities.
- 8.18 The Environmental Health Officer has further commented that a S106 developer contribution should be made to subsidise the local bus service to enable a Euro 6 vehicle to be funded or alternatively funding provided to retrofit any existing bus subject used to service the development to Euro 6 standard (or the equivalent at the time of implementation). The draft head of terms for the S106 are included in the applicants planning statement, which confirm a contribution to public transport will be made.
- 8.19 The draft S106 also refers to a contribution towards off-site outdoor sports provision. It is suggested that consideration should be given to allocating this to facilities within Northampton as well as within DDC boundaries. There are facilities in close proximity to the application site, which could be made more useable if enhanced through investment.

9 CONCLUSION

- 9.1 Given that the site is within the North Northamptonshire SUE, the principle of the development is supported through the adopted development plan.
- 9.2 It is recommended that no objections are made in respect of this application, subject to the inclusion of the low emissions targets and mitigation measures and that consideration is given to allocation of funding for off site sports provision in the locality, including sites within the Borough boundary.

10 BACKGROUND PAPERS

- 10.1 N/2020/0049 & DDC reference DA/2020/0001

11 LEGAL IMPLICATIONS

- 11.1 The development is CIL liable. This will be collected by Daventry District Council or the future charging authority if implementation is post unitary status.

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.

