

<b>PLANNING COMMITTEE:</b>	5 <sup>th</sup> July 2016
<b>DIRECTORATE:</b>	Regeneration, Enterprise and Planning
<b>DIRECTOR:</b>	Steven Boyes
<b>APPLICATION REF:</b>	N/2016/0788
<b>LOCATION:</b>	Overstone Leys, Overstone Road, Overstone
<b>DESCRIPTION:</b>	Reserved matters application for landscaping only for Phases 1A and 1B (200no dwellings) at Overstone Leys Development
<b>WARD:</b>	N/A
<b>APPLICANT:</b>	Barratts Development PLC
<b>AGENT:</b>	Pegasus
<b>REFERRED BY:</b>	Director of Regeneration, Enterprise and Planning
<b>REASON:</b>	The outline applications were considered by the Committee
<b>DEPARTURE:</b>	No

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#### **CONSULTATION BY DAVENTRY DISTRICT COUNCIL:**

##### **1. RECOMMENDATION**

- 1.1 That Northampton Borough Council **RAISES NO OBJECTION** subject to the following issues being addressed by Daventry District Council:

Northampton Borough Council wish to encourage future discussions in respect of the enhancement of Billing Brook 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, to ensure that the importance of this urban brook corridor are recognised and managed within the wider scheme of this development.

##### **2. THE PROPOSAL**

- 2.1 The reserved matters application seeks consent for the landscaping details in relation to the first phases (1A and 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, with land to the north forming the SUE site.
- 3.2 Phases 1a and 1B are located on the North West edge of the development which fronts the A43 (Park View) and The Avenue (the road leading from the A43 to Overstone village). This part of the development does not abut the administrative boundaries of Northampton Borough.

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

- 4.1 August 2015 - Outline planning permission granted by Daventry DC for up to 2,000 dwellings and related works, including drainage features. This Council's Planning Committee resolved to raise no objections to this application in July 2014.
- 4.2 March 2016 - Surface water attenuation scheme in relation to Phase 1A and 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.

#### **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 consultation to the pre-submission draft of the Growing Together Neighbourhood Plan (Covering Blackthorn, Goldings, Lings and Lumbertubs) has been completed and preparations are underway for submission. This Plan currently carries limited weight.

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

6.1 Consultation has taken place with the Planning Policy team in respect of the GIP and their comments have been incorporated into this report.

### **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 it is important for the development to take account of the GIP and the aspirations of the Growing Together Neighbourhood Plan.

7.2 Prior to the submission of the application, the applicants sought advice from the Landscape Planning Officer at Daventry District Council (DDC) and have made amendments in line with his advice.

- 7.3 The landscaping proposals includes areas of open space and indicates a green buffer comprising a native mix of species on the boundary with the A43, which will provide an element of noise mitigation for the residents on this part of the site as well as reducing the visual impact.
- 7.4 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.

## **8. CONCLUSION**

- 8.1 It is considered that the landscaping details as submitted are acceptable and meet the requirements of national and local policy. Furthermore it is considered that the landscaping will have not have an adverse impact on land or property within Northampton Borough.
- 8.2 It is suggested that in the response to DDC, reference is made to the significance of improvements to Billing Brook and that the developers and DDC are encouraged to work with Borough Council Officers in respect of this phase of the development at the appropriate time.

## **9. BACKGROUND PAPERS**

- 9.1 N/2016/0788

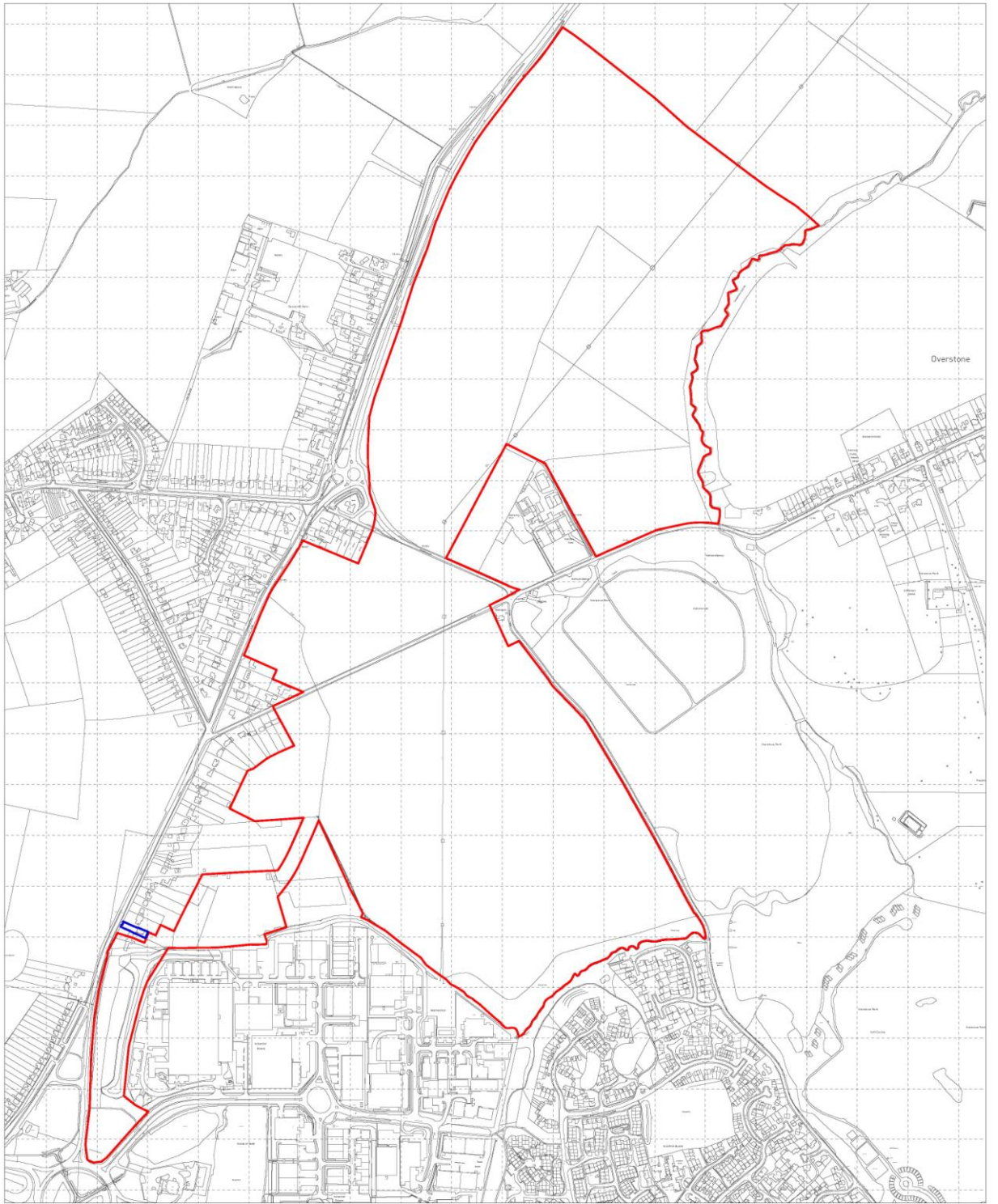
## **10. LEGAL IMPLICATIONS**

- 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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-  Site Boundary
-  Land within applicant's ownership

