

PLANNING COMMITTEE:	14 th February 2017
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2017/0021
LOCATION:	Land to the South of Boughton Road, Moulton
DESCRIPTION:	Outline application for development of up to 125 dwellings, including affordable housing, access and associated works, open space including strategic landscaping, sports pitches and children's play space, car and coach parking area to serve Moulton School and local community
WARD:	N/A
APPLICANT:	Hallam Land Management
AGENT:	Carter Jonas LLP
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 raise **NO OBJECTIONS** to the principle of development subject to the issues below being addressed by Daventry District Council:
- No objections being received from Northamptonshire County Council Highways regarding the impact on the local road network;
 - No objections being received from Northamptonshire County Council Education regarding the impact on education provision;
 - That the developer enters into a satisfactory S106 Legal Agreement to ensure that provision is made for the necessary infrastructure to meet the requirements to mitigate the impacts of the development.

2. THE PROPOSAL

- 2.1 The application relates to a proposal for outline planning permission that has been submitted to Daventry District Council (DDC) for up to 125 dwellings. All matters are reserved except for access, which is indicated to be taken from Boughton Road. The proposal includes open space; sports pitches; children's play space and car and coach parking for Moulton School and the local community. The Design and Access Statement indicates that the dwellings are to be constructed following the Building for Life principles of sustainable development.

- 2.2 Of the maximum 125 dwellings that are referred to in the description of development, 75 are to be market housing and 50 are to be intermediate housing units. These are all indicated to be houses. However, as this is an outline application and siting and design are not sought at this stage, this could be subject to variation at a later stage, if planning permission were to be granted by DDC.

3. SITE DESCRIPTION

- 3.1 The site is located to the west of Moulton, the site is broadly a L- shaped area of agricultural land, 10.7 hectares in size, running south from Boughton Road and then east where it borders Moulton School and Science College and Moulton Football Club. Between the eastern part of the site and Carey Close, is a new residential development which is currently under construction, and is served from Morning Star Lane. Consent has been granted for further residential development to the north of Boughton Road.

4. PLANNING HISTORY

- 4.1 A report (N/2014/0854) was presented to Planning Committee on 2nd September 2014 for a similar proposal on which NBC had been consulted. No objections were raised at that time, subject to no adverse comments in respect of highways and education.
- 4.2 DDC refused the previous application on 11th July 2014 citing four reasons; outside the village confines; development within a Green Wedge; development within a designated Rural Access Area and failure to enter into a S106 legal agreement with DDC.

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 the Daventry Local Plan.

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:

The NPPF highlights a presumption in favour of sustainable development (para 14), however, in respect of this presumption any adverse impacts of development need to be assessed against the benefits of approving a planning application.

The NPPF also requires the provision of a supply of housing with a range of types, tenures and densities as well as encouraging high quality design; the promotion of healthy communities; conserving and enhancing the natural and historic environments; and sustainable transport.

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 S1 provides the overall approach to development and identifies that new development in the rural areas will be limited, with emphasis placed on enhancing and maintaining the distinctive character and vitality.

Policy S3 identifies the overall scale and distribution of new housing provision for West Northamptonshire. The proposal lies within the Daventry rural area where about 2,360 dwellings are proposed within the plan period.

Policy S10 sets out the principles for sustainable development, requiring all development to be sustainably designed, energy efficient and to be easily accessed via non-car modes of transport. Policies C2, C3 and C5 elaborate further on this latter issue requiring development to be well connected both locally and more strategically. Policy H5 requires all residential development to incorporate sustainable design principles.

Policy S4 relates to the Northampton Related Development Area which defines the areas in which the strategically assessed housing needs of the Borough are to be met within the plan period.

5.4 Daventry Local Plan (1997)

The Daventry District Local Plan consists of a number of saved policies which set out the Council's policies and proposals for guiding the development and use of land within the area. The proposed site lies immediately to the west of the settlement of Moulton to the north of Northampton Borough, in countryside where green wedge saved Policy EN10 and open countryside Policy HS24 apply. Moulton itself is defined as a restricted infill village which provides the potential for limited development where it meets a series of criteria attached to the policy.

In addition to the Green Wedge status covered by Policy EN10, the site is also adjacent to the Rural Access Area covered by Policy EN11, which is defined as an area of predominantly open/green spaces which flank large settlements. These are not as important as green wedges, but they are areas in which development is generally not supported.

5.5 Moulton Neighbourhood Development Plan

The site is identified as a site allocation in Policy H4 of the Moulton Neighbourhood Development Plan which was adopted by DDC on 2nd December 2016 and therefore forms part of the Statutory Development Plan.

5.6 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS/ REPRESENTATIONS

6.1 N/A

7. APPRAISAL

7.1 It is considered that the application does not constitute development affecting the Northampton Related Development Area. The site is physically separate from the Borough boundary and can clearly be seen as an extension to the existing settlement of Moulton rather than an extension to

Northampton. Consequently the application should be considered by Daventry District Council in the context of their five year housing land supply and the local impact on Moulton rather than in any wider context.

- 7.2 In terms of the NPPF, due to the site's location at the edge of an established settlement with educational and recreational facilities close by and the accessibility to Northampton, it represents a broadly sustainable location. The site is identified for residential development of 125 dwellings in the Moulton Neighbourhood Development Plan.
- 7.3 The scale of the development, even in conjunction with other developments in this locality, is not considered likely to generate a significant impact on the Borough in terms of the use of facilities and services. It is proposed to provide 40% affordable housing on site.
- 7.4 Notwithstanding any potential contributions towards road improvements, the impact of this application, as with all developments in this area, should be carefully assessed in terms of the effect on the local road network.
- 7.5 The previous application proposed a financial contribution towards education provision (primary and secondary) to serve the development. This application does not include details of how this will be addressed in this application. It is a matter for the County Council as Education Authority as to whether this is acceptable.
- 7.6 In terms of an assessment of the development itself, it is considered that the proposal would connect with the existing settlement through new and improved pedestrian pathways, as well as providing open space, a play area and sports pitches. There would also be community benefit with the provision of a car park to serve the adjacent school.
- 7.7 The development may be visible from certain vantage points within Northampton, however it would be seen in the context of the existing settlement and consequently this visual impact is not considered to be unacceptable.

8. CONCLUSION

- 8.1 Overall it is considered that the location of the site is broadly sustainable and would have little undue impacts upon the Borough. Consequently, subject to the impact on the local road network and education provision being assessed as acceptable, it is recommended that no objections be raised.

9. BACKGROUND PAPERS

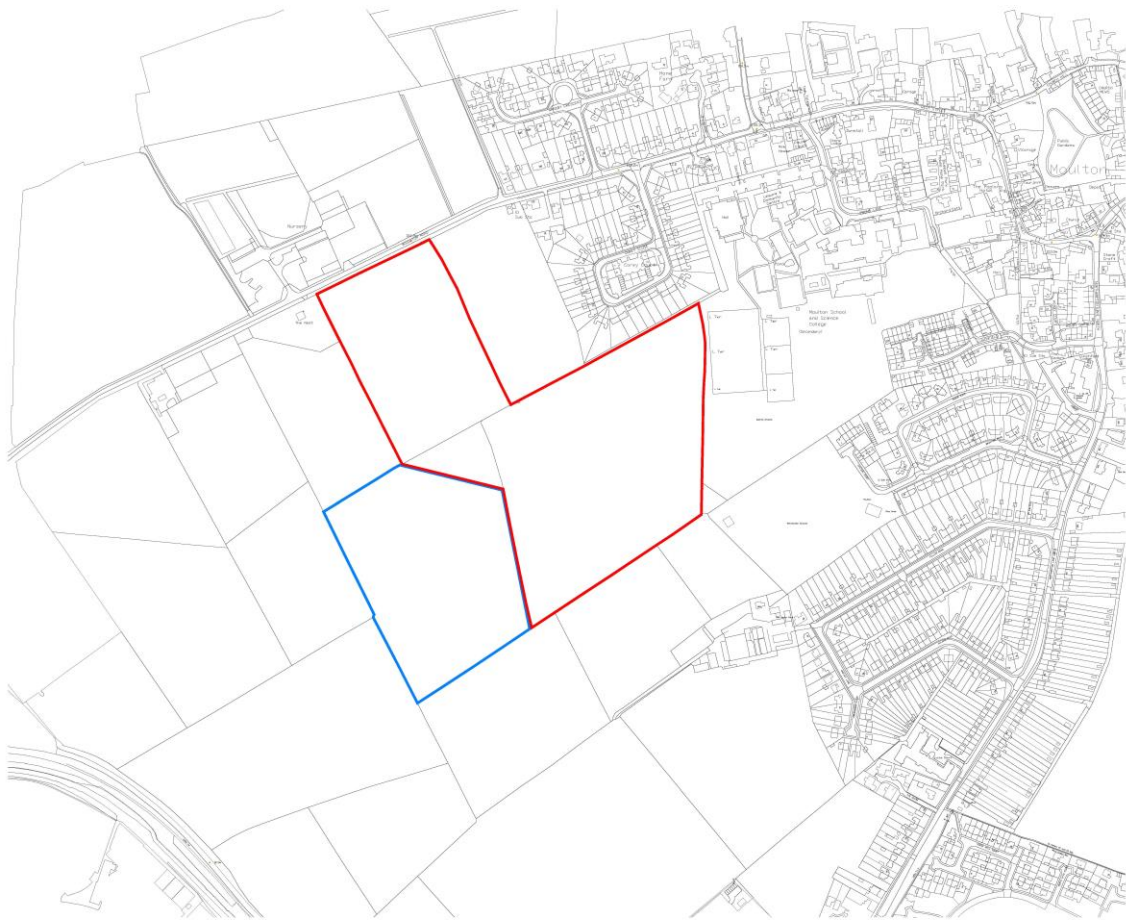
- 9.1 N/2017/0021.

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.



NOTES
 All dimensions to be verified on site. Do not scale this drawing. All dimensions to be verified on site and confirmed on ground.
 The above is for guidance only. The Applicant shall verify all dimensions on the ground and shall confirm with the Local Planning Authority and the relevant authorities in writing the accuracy of the dimensions shown on this plan. The Applicant shall be responsible for the accuracy of the dimensions shown on this plan. The Applicant shall be responsible for the accuracy of the dimensions shown on this plan. The Applicant shall be responsible for the accuracy of the dimensions shown on this plan.



KEY
 Application Site Boundary 10.7ha
 Land Under Control of Hallam Land Management Ltd

© 1999-2016
 Date: 07/11/2016
 Description: Application Site Plan

Symbol	Description
(Red outline)	Application Site Boundary
(Blue outline)	Land Under Control of Hallam Land Management Ltd
(Black outline)	Other Land
(Grey outline)	Water
(Green outline)	Green Space
(Yellow outline)	Other Land
(White outline)	Other Land

HALLAM LAND MANAGEMENT LTD
 Land off Brougham Road
 Moulton, Northamptonshire
APPLICATION SITE PLAN
 Scale: 1:1000 @ A1
 Date: 07/11/2016
 Drawn by: SOL/MSH
 Checked by: SOL/MSH
 Project No: 4882-P-01
 Revision: 7 November 2016
4882-P-01 D
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