

PLANNING COMMITTEE: 26th September 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

PURPOSE: To note that applications have been submitted for the discharge of planning conditions 1 (Masterplan and Design Code), 2 (Phasing Plan), 25 (Archaeological Work), 28 (Ecological Construction Method Statement) and 29 (Landscaping and Ecological Management Plan) in relation to outline planning permission N/2013/1035 for the Northampton South Sustainable Urban Extension (SUE)

REFERRED BY: Head of Planning
REASON: Major development

1. RECOMMENDATION

1.1 That Members **Note** that applications have been submitted for the discharge of planning conditions 1 (Masterplan and Design Code), 2 (Phasing Plan), 25 (Archaeological Work), 28 (Ecological Construction Method Statement) and 29 (Landscaping and Ecological Management Plan) in relation to outline planning permission N/2013/1035 for the Northampton South Sustainable Urban Extension (SUE).

2. BACKGROUND

2.1 The Northampton South SUE forms one of eight SUEs identified in the West Northamptonshire Joint Core Strategy (JCS) for new development to serve Northampton and is situated between the M1 motorway to the south and the existing urban edge of Northampton to the north, with the village of Collingtree and the residential area of Collingtree Park to the east of the site. The site would have vehicular accesses taken from Rowtree Road and Windingbrook Lane.

2.2 The Northampton South SUE is allocated under Policy N5 of the JCS (Adopted December 2014) for in the region of 1,000 dwellings, together with provisions for other facilities including a primary school, local centre, green space and flood risk management.

2.3 However, prior to the adoption of the Joint Core Strategy, planning applications were submitted to develop the site under references N/2013/1035 and N/2013/1063. Planning application N/2013/1035 sought outline planning permission with all matters reserved other than access for up to 1,000 dwellings

together with other works including a mixed use local centre, primary school, green infrastructure, reconfiguration of Collingtree Park Golf Course, and drainage works. Planning application N/2013/1063 sought full planning permission for 378 dwellings served off a new access from Windingbrook Lane including re-configuration of the Collingtree Park golf course. Both of these applications were refused by the Council in January 2015 and appeals were subsequently submitted. The appeals were determined by the Secretary of State in August 2016, following a public inquiry, with the appeal relating to the detailed scheme dismissed, but the appeal for the outline proposal was allowed, subject to planning conditions and a Section 106 Legal Agreement. The Secretary of State also made a partial award of costs against the Council in relation to the outline appeal.

- 2.4 The conditions imposed by the Secretary of State on the outline planning permission cover a variety of matters including requirements for the developer to gain approval of the Council on certain details prior to the submission of any reserved matters application (that is a Masterplan, Design Code, Phasing Plan, and specific ecology and landscaping details) and other details prior to the commencement of development on the site (such as highway works and archaeological works).
- 2.5 Prior to the formal submission of any condition details to the Council, the applicant has entered into pre-application discussions with officers and other key consultees. In addition, a Planning Performance Agreement (PPA) has also been entered into with officers in order to agree timeframes for the consideration of the condition details and also a subsequent reserved matters application for the first phase of the development. As part of this PPA, the applicant has committed to participating in Stakeholder Group Meetings and an independent Design Review of the Masterplan and Design Code.
- 2.6 A total of four Northampton South SUE Stakeholder Group meetings have taken place to date. The Stakeholder Group includes a range of interested parties including Parish and Ward Councillors, members of local resident and action groups and key consultees such as the Highway Authority, Northamptonshire Police Crime Prevention Design Advisor and Environmental Health officer. The Stakeholder Group takes the form of a roundtable discussion and has provided feedback on the layout of the emerging masterplan and also facilitated information sharing between the developer and the other stakeholders. The design of the Masterplan has evolved as a result of the Stakeholder Group, notably the grouping of the school and local centre into a single perimeter block to avoid the need for children to cross the road to access the local facilities.
- 2.7 The independent Design Review Board included a panel of urban and landscape design and architectural specialists. The Board appraised the Masterplan layout over two sessions as well as providing general guidance on the approach to take to the Design Code. Key amendments to the layout of the Masterplan arising from the Design Review included the relocation of the local centre and primary route to a more central position within the site.

3. CONDITION DETAILS

- 3.1 On the 8th August 2017, the developer submitted details pursuant to the following conditions of outline planning permission N/2013/1035 for consideration by the Council:
 - Condition 1 (Masterplan and Design Code)

Prior to the submission of any reserved matters application, a Masterplan and Design Code covering the whole of the site shall be submitted to and approved in writing by the Local Planning Authority. The Masterplan and Design Code shall be formulated having regard to the submitted Design and Access Statement and respond to the recommendations of Building for Life 12, and shall include the following details:

- A phasing plan for the development, including an affordable housing phasing plan.

- The proposed movement network delineating the primary, secondary and tertiary streets and pedestrian and cycleway connections, setting out the approach to estate design, treatment of non-vehicular routes and car and cycle parking.

- The proposed layout, use and function of all open space within the development.

- The approach to and design principles applied to car parking (on street and off-street).

- Phased layout principles to include urban structure, form and layout of the built environment, building heights, densities, legibility, means of enclosure, key gateways, landmark buildings and key groups.

- The design approach for areas within the public realm including landscaping and hard surface treatments, lighting, street trees, boundary treatments, street furniture and play equipment.

- Servicing, including utilities, design for the storage and collection of waste and recyclable materials.

- External materials, to include a palette of wall and roof finishes, windows, doors, porches, heads, cills, chimneys, eaves and verges and rainwater goods.

- The design principles that will be applied to the development to encourage security and community safety.

- The specific design principles that will be applied to the Local Centre.

- The design principles for the incorporation of a Sustainable Urban Drainage System (SUDS) throughout the development.

Thereafter, any reserved matters application for any phase of development shall comply with the principles established within the approved Design Code.

▪ **Condition 2 (Phasing Plan)**

Prior to the submission of any reserved matters application, a detailed phasing plan for the development that identifies stages at which each element of the proposed development (including the local centre, community hall, open space, sports provision, play equipment, primary school, housing, highway infrastructure and SUDs) shall be commenced, completed and made available for occupation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.

▪ **Condition 25 (Archaeological Work)**

No development shall take place until a phased programme of further archaeological work (in accordance with the details outlined in the ES accompanying the application) shall be submitted to and approved in writing by the Local Planning Authority. The further archaeological work shall be undertaken prior to the commencement of any infrastructure phase, landscaping phase or development parcel (as identified in the phasing plan to

be agreed under Condition 7) where such further archaeological work is required.

- Condition 28 (Ecological Construction Method Statement)

Prior to the submission of any reserved matters application an Ecological Construction Method Statement (ECMS) setting out in detail the measures to be implemented to protect ecological resources (as specified in paragraph 9.6.37 of the approved Environmental Statement) shall be submitted to and approved in writing by the Local Planning Authority; development shall be implemented in accordance with the approved Statement.

- Condition 29 (Landscaping and Ecological Management Plan)

Prior to the submission of any reserved matters application a Landscaping and Ecological Management Plan (LEMP) setting out in detail the long-term management measures to be implemented (as specified in paragraph 9.6.40 of the approved Environmental Statement) shall be submitted to and approved in writing by the Local Planning Authority; development shall be implemented in accordance with the approved Plan.

3.2 Conditions 1 (Masterplan and Design Code), 2 (Phasing Plan), 28 (Ecological Construction Method Statement) and 29 (Landscaping and Ecological Management Plan) must be discharged before the developer can submit a reserved matters application. The Masterplan submitted pursuant to Condition 1 is appended to this report for information purposes.

3.3 Condition 25 (archaeological programme) must be discharged before the developer can commence any development on the site.

3.4 The Council has a statutory eight week period to determine discharge of condition applications and the decisions on such applications, which will base on the technical details submitted, are made by officers under delegated authority, following consultations with relevant statutory and non-statutory consultees. These also include the Parish Councils of Collingtree, East Hunsbury, West Hunsbury and Wootton as well as Ward Councillors. The eight week period of the submitted condition applications expire on the 3rd October 2017 and the details are currently under consideration by officers.

4. CONCLUSION

4.1 It is recommended that Members **Note** that applications have been submitted for the discharge of planning conditions 1 (Masterplan and Design Code), 2 (Phasing Plan), 25 (Archaeological Work), 28 (Ecological Construction Method Statement) and 29 (Landscaping and Ecological Management Plan) in relation to outline planning permission N/2013/1035 for the Northampton South Sustainable Urban Extension.

5. BACKGROUND PAPERS

5.1 N/2013/1035: Outline Application for the Northampton South Sustainable Urban Extension to comprise up to 1000 dwellings, a mixed use local centre, a site for a primary school, green infrastructure including formal and informal open space, reconfiguration and extension of Collingtree Park Golf Course, demolition of all existing buildings and structures within the site, new vehicular accesses off

Windingbrook Lane and Rowtree Road, car parking, sustainable drainage systems (including flood risk betterment) and infrastructure (including highway improvements) all matters reserved except access. Refused permission; appeal allowed.

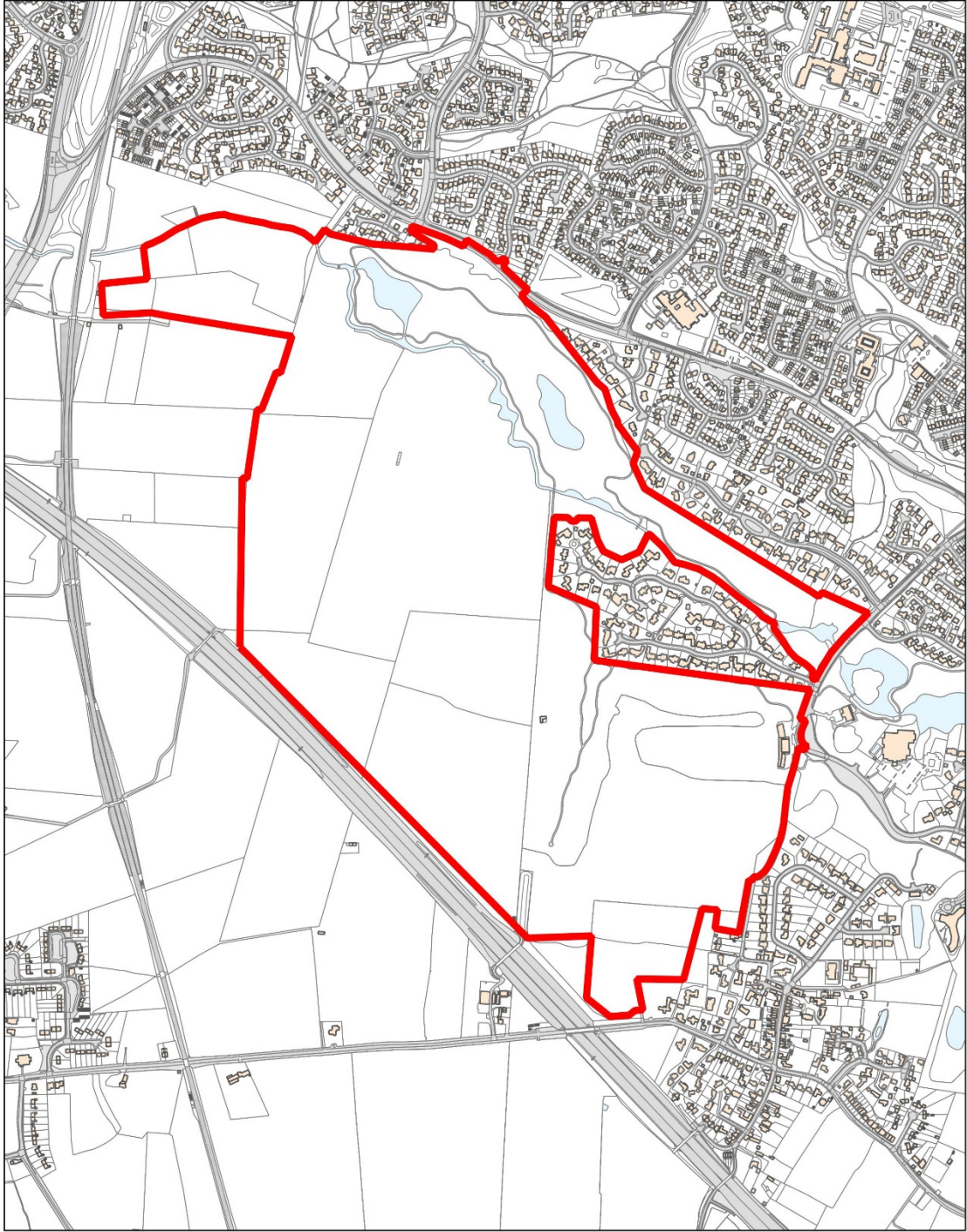
- 5.2 N/2013/1063: 378 dwellings served by a new access from Windingbrook Lane, and the re-configuration of part of the Collingtree Park Golf Course including a new temporary hole 17 and the demolition of all existing buildings and structures within the site, green infrastructure including formal and informal open space, car parking, sustainable drainage systems (including flood risk betterment) and infrastructure (including highway improvements). Refused permission; appeal dismissed.

6. LEGAL IMPLICATIONS

- 6.1 None.

7. SUMMARY AND LINKS TO CORPORATE PLAN

- 7.1 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.



Title: Land south of Rowtree Road and west of Windingbrook Lane

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Date: 15-09-2017

Scale: 1:9,000

Drawn by: -----