

PLANNING COMMITTEE:	26th September 2017
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2017/1064
LOCATION:	Phase 3 Land at Wootton Fields, Newport Pagnell Road Wootton
DESCRIPTION:	Residential development of up to 110 dwellings with access (Outline)
WARD:	N/A
APPLICANT:	Kiere Ventures Ltd
AGENT:	Planning Potential Ltd
REFERRED BY:	Head of Planning
REASON:	Major Fringe Application
DEPARTURE:	No

APPLICATION FOR CONSULTATION BY SOUTH NORTHAMPTONSHIRE COUNCIL:

1. RECOMMENDATION

That Northampton Borough Council has **NO OBJECTIONS** to the development as proposed subject to the issues outlined below being addressed by South Northamptonshire Council:

- 1) There is insufficient details with regard to S106 developer contribution requirements relating to this development. The level of affordable housing and developer contributions towards infrastructure provision, particularly education, healthcare and off-site sports provision will have a direct impact on this Authority. As such, the appropriate officers of this Authority should be involved in the negotiation of any S106 agreement in relation to these matters. It is recommended that delegated authority be given to the Head of Planning to further liaise with South Northamptonshire Council on the matter.
- 2) There being no objection from the Highway Authority and appropriate ecological and contamination mitigation being in place as required.
- 3) Appropriate measures should be put in place to ensure efficient on-going management and maintenance of SUDS.
- 4) An appropriate Construction Environment Management Plan should be approved to ensure there is no adverse impact on the amenity of surrounding properties within the vicinity of the site.

2. THE PROPOSAL

- 2.1 This is a consultation on an outline application submitted to South Northamptonshire Council for the residential development of 110 dwellings with access from Newport Pagnell Road. The site is wholly within South Northamptonshire Council's administration boundary.

3. SITE DESCRIPTION

- 3.1 The application site is an agricultural field of 2.95ha which abuts residential development within the neighbouring district but is situated on the urban edge of Northampton.
- 3.2 To the north and north-west of the site are residential developments, Phase 1 and Phase 2 Wootton Fields, currently under construction. To the east and south are fields and open countryside extending towards Preston Deanery and Quinton, with Caroline Chisholm School located to the south-west beyond the field adjoining the application site. To the immediate west of the site are further fields extending towards Wooldale Road and residential areas within the boundary Northampton Borough.
- 3.3 The site slopes gradually from the north-east to the south-west dropping 7m overall from the northern boundary. The site is enclosed by hedgerows and trees along the boundaries, with Public Footpath KM2 situated along the outer edge of the southern boundary of the site connecting Wootton to Preston Deanery. At present the site is only accessible via a private network of agricultural tracks linking adjoining fields.

4. PLANNING HISTORY

- 4.1 Outline planning permission for the residential development of the whole site to the north and immediate north-west of the current application site for up to 300 dwellings was approved in 2007 with reserved matters subsequently approved in 2011. This permission was implemented by the construction of a short section of the access road.
- 4.2 Since 2011, a full application was submitted and approved for 38 dwellings (Phase 1) on the northern section of the site in June 2014, Morris Homes having taken the site over in 2014. A further full application for a residential development of 231 dwellings (Phase 2) was permitted in July 2015.
- 4.3 A non-material amendment to Phase 2 was approved in September 2017 by South Northamptonshire Council to allow a re-location of the previously approved kick-about area allowing for potential vehicular access to the land to the south (Phase 3), the subject of the current application.

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 'saved' policies of the South Northamptonshire Local Plan (1997).

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 S1 seeks to concentrate development in and adjoining the principal urban area.

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

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 C5 'Enhancing Local and Neighbourhood Connections' aims for connections between neighbourhoods and town and district centres to be strengthened by improving public transport, cycling and walking networks.

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 50% as an integral part of the development in rural areas in South Northamptonshire.

Policy H4 'Sustainable Housing' requires that residential development is designed to meet Lifetime Homes Standards subject to viability.

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

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.

5.4 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

Interim Affordable Housing Policy (2013)

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 Not applicable.

7. **APPRAISAL**

Principle of Development

7.1 The NPPF requires that applications are determined in accordance with the development plan and advises that housing applications should be considered in the context of a presumption in favour of sustainable development. This is reflected in Policy SA of the JCS.

7.2 Policy S1 (The Distribution of Development) of the JCS advises that development will be concentrated primarily in and adjoining the principal urban area of Northampton.

7.3 Policy S4 (Northampton Related Development Area) of the JCS advises that provision will be made for about 28,470 net additional dwellings in the Northampton Related Development Area (NRDA) during the plan period 2011 to 2029. The needs will be met primarily within Northampton's existing urban area and within the allocated Sustainable Urban Extensions with the NRDA. Additional development to meet Northampton's need will be supported only if it meets the vision, objectives and policies of the JCS.

- 7.4 The site comprises a greenfield site on the edge of the urban area and is identified under Policy EV8 of the South Northamptonshire Local Plan as being within an 'Important Local Gap', the intention of the policy being to prevent significant intrusion of development into the 'important gap' and the potential coalescence of settlements, in this case between the urban edge and Preston Deanery.
- 7.5 The site has no existing allocation for residential development, and is not within the NRDA but lies adjacent to it. The Morris Homes development to the north, is within the NRDA.
- 7.6 The submitted Planning Statement advises that the site was promoted as part of a wider urban extension at East Wootton by Barratt Homes for 1,200 dwellings in the call for sites between October 2013 and January 2014 in preparation of the South Northamptonshire emerging Local Plan.
- 7.7 Whilst it is acknowledged that the site has no existing allocation for residential development, the site is well-related to the NRDA and existing services and facilities in Wootton, and would be viewed in the context of existing development comprising Phases 1 and 2 Wootton Fields, and the residential development beyond within the boundary of Northampton Borough. Furthermore, the provision of housing would contribute towards objectively assessed housing need of 28,000 as identified in the JCS. As such, it is considered that the principle of development is acceptable and would make a positive contribution towards housing need as required by the JCS.

Impact on Character of the Area

- 7.8 The application is submitted as outline and supported by an Illustrative Masterplan and a Landscape and Visual Impact Assessment (LVIA). The submitted details indicate predominantly 2-storey properties with some 2 ½ and 3-storey with a mix of terraced, semi-detached and detached housing and some flatted development, the details of which would be considered at reserved matters stage. Density is indicated at approximately 37 dwellings per hectare across the development site.
- 7.9 The site is sufficiently removed from the boundary of any residential properties within the boundary of Northampton such that there would be no adverse impact on residential amenity of properties within the Borough with regard to overlooking and overshadowing.
- 7.10 In respect of impact on the character of the area, the site would be viewed in the context of existing and forthcoming residential development on the edge of the urban area. The LVIA recommends the development of substantial landscaping infrastructure to screen local views from the south and the nearest sections of the public right of way, details of which would be subject to reserved matters approval. Details of layout, appearance and scale would also be subject to reserved matters approval.
- 7.11 Subject to the approval of appropriate design, layout and landscaping at reserved matters stage, it is not considered that the development as proposed would lead to any significant increased intrusion into the rural area to that existing.

Highways

- 7.12 Access to the site would be from Newport Pagnell Road via the adjacent Morris Homes development to the north of the site. The access would connect to the application site, Phase 3, adjacent to the informal kick-about space within Phase 2, the layout of which has been amended to accommodate the proposed access.
- 7.13 The submitted Transport Assessment advises that the existing junction onto Newport Pagnell Road can accommodate the proposed development and the Morris Homes developments.

- 7.14 Subject to their being no objection from the Highway Authority and appropriate S106 contributions and obligations to mitigate any adverse highway impacts and enhance public transport provision as appropriate, it is not considered the proposal would lead to any unacceptable adverse highway impacts.

Flood Risk

- 7.15 The site lies within Flood Zone 1 with the lowest probability of river or sea flooding. The NPPF seeks to ensure flood risk is not increased by inappropriate development. These aims are reflected in Policy BN7 of the JCS which requires new development to demonstrate that there is no risk of flooding to existing and proposed properties and that flood risk management is improved where possible.
- 7.16 The application is supported by a Flood Risk Assessment and Surface Water Drainage Strategy. Given the impermeable nature of the sub-soils and the absence of a nearby watercourse, the submitted details advise that the preferred drainage strategy for surface water drainage is to attenuate on site in a proposed surface water attenuation area located within the western boundary of the site, and connect to the sewers in the Phase 2 network of the adjoining Morris Homes scheme, which has a restricted rate discharge and will ultimately drain to a local watercourse west of the site. Similarly, foul drainage is intended to connect to the sewers in Phase 2 of the adjoining site.
- 7.17 The Environment Agency, Anglian Water and the Lead Local Flood Authority have been consulted on the application, the comments of which will be sent to South Northamptonshire Planning for consideration.

Ecology

- 7.18 The NPPF seeks to ensure that biodiversity is conserved or enhanced when considering development proposals. Policy BN2 of the JCS seeks to ensure that development enhances or maintains existing designations and assets or delivers a net gain in biodiversity.
- 7.19 An Extended Phase 1 Habitat Survey and desktop survey has been submitted with the application which advises the site is generally of low ecological value. The submitted details advise that appropriate mitigation measures will be implemented during the course of development including the provision of newt fencing around the boundary of the proposed development, the provision of a permanently wet pond, grassland strips and log piles, sensitive lighting and precautionary measures during the construction phase to protect commuting badgers.
- 7.20 Northants and Beds Wildlife Trust has been consulted on the application, the comments of which will be submitted direct to South Northamptonshire Planning for consideration.

Affordable Housing

- 7.21 Policy H2 of the JCS requires the provision of 50% affordable housing in rural areas within South Northamptonshire. The precise details and location of the affordable housing would be a matter for consideration at reserved matters stage.
- 7.22 South Northamptonshire Council have yet to sign the Northampton Related Development Area allocations protocol however it is recommended that more emphasis is placed on meeting Northampton's needs in the nomination process.

Section 106 Developer Contributions and CIL

7.23 At the time of writing this report no specific details of a draft S106 are available. It is recommended that further information is provided in this regard to ensure that appropriate mitigation is sought to ensure that the impacts of the proposed development on surrounding services and infrastructure are appropriately mitigated in consultation with Northampton Borough Council. It is recommended that delegated authority be given to the Head of Planning further liaise with South Northamptonshire Council on the matter.

7.24 The development will be subject to CIL payable to South Northamptonshire Council who will be the determining Authority in deciding where to allocate any payments made in accordance with their the CIL Regulation 123 List which includes Sustainable Transport Measures, A43 junction improvement in South Northamptonshire, Education (excluding primary schools), strategic leisure, fire and rescue and cemeteries.

8. CONCLUSION

8.1 The site is well-relate to existing development in the urban area and the Northampton Related Development Area and would make a positive contribution towards meeting the housing need as identified the by JCS.

8.2 Details of the overall design, layout, scale, appearance, mix of house types and landscaping would be subject to consideration at reserved matters stage.

8.3 Subject to their being no objections from the relevant consultees in respect of highway matters, ecology and flood risk.

8.4 Further information is required in respect of S106 developer contributions.

9. CONDITIONS

9.1 Not applicable.

10. BACKGROUND PAPERS

10.1 N/2017/1064.

11. LEGAL IMPLICATIONS

11.1 The development is CIL liable.

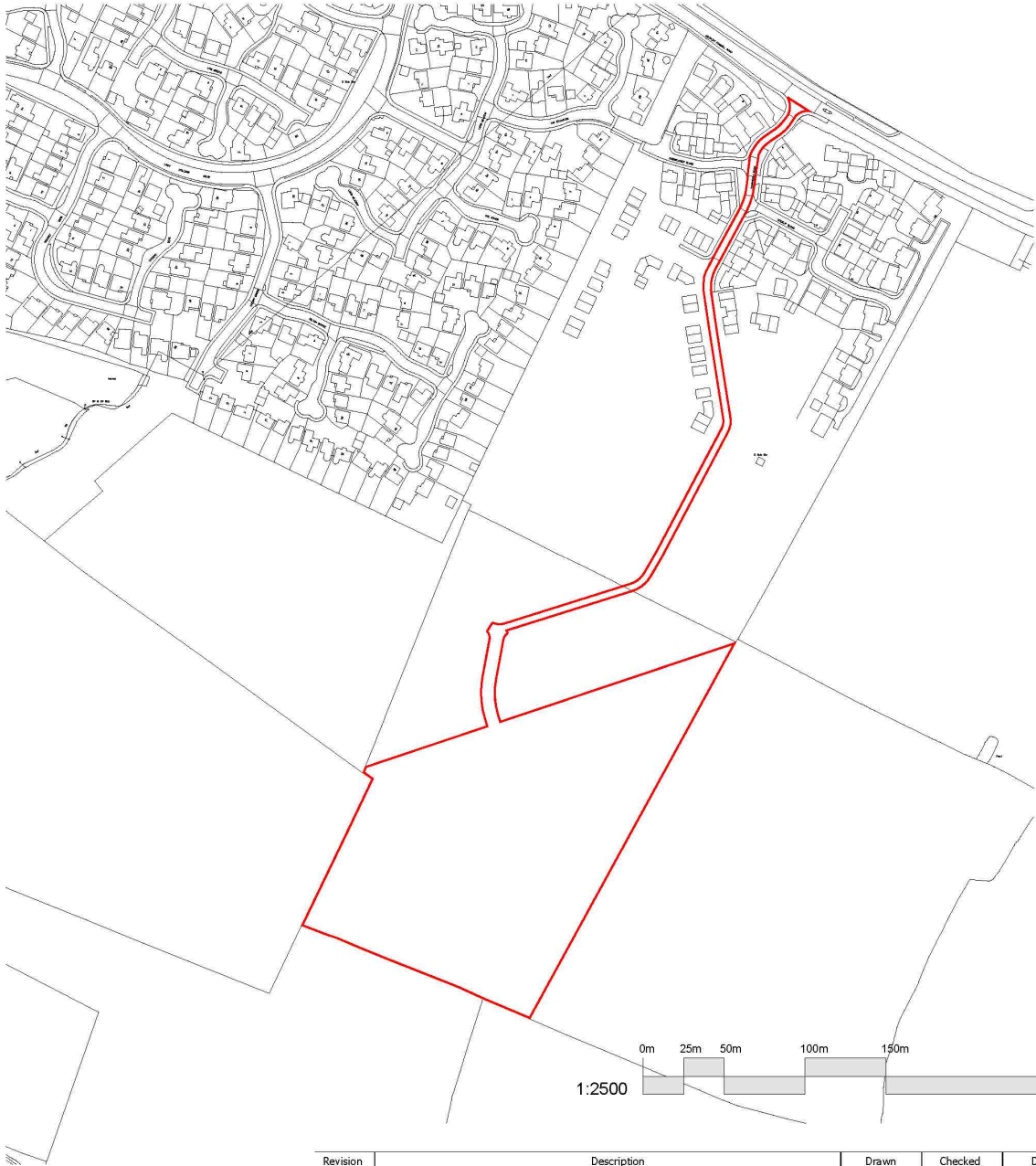
12. SUMMARY AND LINKS TO CORPORATE PLAN

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.

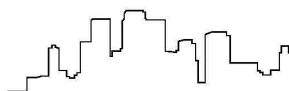


Notes

1. Reproduced from OS Sitemap © by permission of Ordnance Survey® on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright 2008. All rights reserved. Licence number 100007126.
2. Access road corridor line traced from scanned print of Morris Homes layout - subject to further clarification



Revision	Description	Drawn	Checked	Date	
	Preliminary	Information	Tender	Construction	As Built



Woods Hardwick
Architects, Engineers and Development Consultants



Title **Phase 3 Wootton Fields**
Wootton Fields, Northamptonshire

Details **Location Plan**

15-17 Goldington Road
Bedford
MK40 3JH
United Kingdom
T. +44 (0)1234 268862
F. +44 (0)1234 353034
mail@woodshardwick.com
www.woodshardwick.com

Scale **1:2500 @A3** Date **Feb '17** Drawn **MW** Chk **GS**

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