



**URGENT BUSINESS AND SUPPLEMENTARY INFORMATION**

**Strategic Planning Committee**

**Wednesday 23 March 2022**

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**Strategic Planning Committee**

**23 March 2022**

**List of Public Speakers**

| <b>Page No.</b> | <b>Application</b>   | <b>Name</b> | <b>For/Against</b> |
|-----------------|--|-------------|--------------------|
| 17 -<br>148     | <b>Agenda Item 5</b><br>DA/2020/0001<br><br>Land to East of<br>Kettering Road,<br>Overstone<br><br>Moulton/Overstone | Gary Lees   | Agent              |

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**West  
Northamptonshire  
Council**

**West Northamptonshire Strategic Planning  
Committee – South Northamptonshire Area and  
Daventry Area**

**UPDATES**

for the planning application to be discussed at the

**Strategic Planning Committee**

**(23<sup>rd</sup> March 2022)**

## Committee Updates

The schedule below details those letters etc. that have been received since the Committee reports were drafted:

| Application Details:   | Item No.   |
|--|------------|
| <p>Case Officer: Bob ham</p> <p>Presenting Officer (if different)</p> <p>Parish: Overstone</p> <p>Application No: DA/2020/0001</p> <p>Development description: Outline application for an urban extension consisting of circa 1600 dwellings; works to accommodate a new section of A43 dual carriageway road; up to 5.73ha 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, footway/cycleways and access (part access unreserved for the roundabout access into the site off the A43).</p> <p>Location: A43 adjacent Overstone Leys, Overstone</p> | <h1>1</h1> |

### Consultation update-

**Overstone Parish Council** – OPC has no objection to this application.

**NHS Northamptonshire CCG** – confirmation has now been received from the Moulton Surgery Practice Lead that the practice are currently proceeding with the development of the business case for the new premises (at Sandy Lane in Moulton).

## Report update –

### **Outstanding items**

Further discussions have gone on between council officers and advisors and the applicant team subsequent to the report being published in order to address the remaining outstanding matters, namely:

- the level of contributions for off-site junction improvements required in order to adequately mitigate the development impacts; and (in the light of this)
- reaching an agreed position regarding overall scheme viability such that all parties are satisfied that the proposed development can proceed and can address the policy requirements that it is subject to, and in particular the level of affordable housing to be provided.

At the time of writing these discussions are still ongoing, and it is hoped that a clear agreed position will be reached prior to the committee meeting. The latest position (Monday 21<sup>st</sup> March) is that the only outstanding highways matters that remain are the extent and costs of improvement works to the A43 Round Spinney roundabout and to the A43 Holcot Lane/Sywell Road roundabout that are necessitated by the additional traffic anticipated to arise from the proposed development. Following the resolution of these items, the Council and applicant teams will re-visit the position with regard to overall scheme viability. This will include agreeing the trigger points for contributions.

The ongoing viability discussion is anticipated to concentrate on achieving a level of affordable housing provision that is as close to the policy requirement as the scheme can sustain, and (given that this will be significantly below the level required by policy) to include a review clause within the S106 agreement so that the level of affordable provision can be re-visited and, if supported by a revised viability appraisal in the future, increased. This will be in the context of the adopted policy requiring 35% affordable housing within the Northampton Related Development Area. Whilst the adjacent Overstone Leys development was only able to deliver 15% initially, this was subsequently increased to 35% in later phases after a review had demonstrated that this was achievable. The requirement for a review was specified within the S106 agreement for Overstone Leys, and required a review to be undertaken between the 1,300<sup>th</sup> and 1,500<sup>th</sup> occupations (out of 2,000 total units).

### **Updated conditions:**

Following further discussions between Highways officers and the agent for the applicant the highways conditions have been simplified and reduced as follows:

Condition 11 – land set aside for future dualling; trigger for land to be dedicated as publically maintained highway land added, to be on completion of the new footpath/cycleway works:

- 11 The land shown on Drawing No: SK\_111 Rev. P7 to the east of the A43 carriageway and to the west of the applicant's site shall be dedicated as publicly maintained highway land, in order for the eventual dualling of the A43 to be facilitated. This shall be implemented at the earliest opportunity upon satisfactory completion of the footpath and cycleway works.

Reason: To facilitate the future dualling of the A43 carriageway.

Condition 13 – Local Centre Access/Internal roundabout; condition deleted as this is a reserved matter that will be addressed at the stage of the relevant reserved matters application.

Condition 16 & 17 – off-site junctions; conditions deleted as these items are best addressed via the S106 agreement for the application, which will require the payment of agreed sums by set trigger points (as per the Overstone Leys S106 agreement). As the junctions are not within the applicant's control and it is unlikely that the improvements will be implemented by the applicants it is not considered appropriate to require these measures by conditions.

The remaining planning conditions will be re-numbered as required.