



Strategic Planning Committee

A meeting of the Strategic Planning Committee will be held at The Forum, Moat Lane, Towcester, NN12 6AD on Tuesday 23 April 2024 at 2.00 pm

Agenda

1.	Apologies for Absence and Appointment of Substitute Members
2.	Declarations of Interest Members are asked to declare any interest and the nature of that interest which they may have in any of the items under consideration at this meeting.
3.	Minutes (Pages 5 - 10) To confirm the Minutes of the meeting of the Committee held on 19 March 2024.
4.	Chair's Announcements To receive communications from the Chair.
Planning Applications	
5.	2023/7754/MAR, Land situated between Overstone Lane and The Avenue, with further plot to South of The Avenue (Pages 13 - 42)
6.	2023/7764/MAR, Overstone Leys Overstone Lane Overstone Northamptonshire (Pages 43 - 56)
7.	Urgent Business The Chairman to advise whether they have agreed to any items of urgent business being admitted to the agenda.
8.	Exclusion of Press and Public In respect of the following items the Chairman may move the resolution set out below, on the grounds that if the public were present it would be likely that exempt Public Document Pack Page 1 information (information regarded as private for the purposes of the Local Government Act 1972) would be disclosed to them: The Committee is requested to resolve: "That under Section 100A of the Local Government Act 1972, the public be excluded from the meeting for the following item(s) of business on the grounds that if the public were present it would be likely that exempt information under Part 1 of Schedule 12A to the Act of the descriptions against each item would be

Catherine Whitehead
Proper Officer
15 April 2024

Strategic Planning Committee Members:

Councillor Phil Bignell (Chair)	Councillor Kevin Parker (Vice-Chair)
Councillor Ann Addison	Councillor Alan Chantler
Councillor André González De Savage	Councillor Rosie Herring
Councillor Rosie Humphreys	Councillor David James
Councillor Charles Manners	Councillor Ken Pritchard
Councillor Bob Purser	Councillor Cathrine Russell
Councillor Danielle Stone	

Information about this Agenda

Apologies for Absence

Apologies for absence and the appointment of substitute Members should be notified to democraticservices@westnorthants.gov.uk prior to the start of the meeting.

Declarations of Interest

Members are asked to declare interests at item 2 on the agenda or if arriving after the start of the meeting, at the start of the relevant agenda item

Local Government and Finance Act 1992 – Budget Setting, Contracts & Supplementary Estimates

Members are reminded that any member who is two months in arrears with Council Tax must declare that fact and may speak but not vote on any decision which involves budget setting, extending or agreeing contracts or incurring expenditure not provided for in the agreed budget for a given year and could affect calculations on the level of Council Tax.

Evacuation Procedure

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Please ensure that any device is switched to silent operation or switched off.

Queries Regarding this Agenda

If you have any queries about this agenda please contact Diana Davies, Democratic Services via the following:

Tel: 07871 732320

Email: democraticservices@westnorthants.gov.uk

Or by writing to:

West Northamptonshire Council
The Forum
Moat Lane
Towcester
NN12 6AD

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Strategic Planning Committee

Minutes of a meeting of the Strategic Planning Committee held at The Forum, Moat Lane, Towcester, NN12 6AD on Tuesday 19 March 2024 at 2.00 pm.

Present:

Councillor Phil Bignell (Chair)
Councillor Ann Addison
Councillor Alan Chantler
Councillor André González De Savage
Councillor Rosie Herring
Councillor David James
Councillor Charles Manners
Councillor Ken Pritchard
Councillor Bob Purser
Councillor Cathrine Russell
Councillor Danielle Stone

Substitute Members:

Councillor Stephen Clarke
Councillor Jonathan Harris

Also Present:

Councillor Adam Brown, Ward Member for Bugbrooke
Amelia Robinson, Agent
Paul Wright, Applicant
Joney Ramirez
Paul Carvey

Apologies for Absence:

Councillor Kevin Parker
Councillor Rosie Humphreys

Officers:

Simon Ellis, Head of Development Management
Nicky Scaife, Development Management Team Leader
Katherine Hall, Head of Legal Services - Place
James Paterson, Principal Planning Officer
Chris Burton, Principal Planning Policy Officer
Diana Davies, Democratic Services Officer

167. **Declarations of Interest**

Councillor Purser advised that, in relation to Agenda Item 5, he was a member of the Northampton Town Planning Committee, where some of the application details had

previously been reviewed. He did not consider that knowledge precluded him from the meeting, his decision was not predetermined.

168. **Minutes**

The committee were advised of an amendment to the minutes of 23 January 2024, that the Minute Reference 161 to have the following note added after the additional condition (*but not forming part of the condition wording*):

'Members request that the routing plan (submitted to discharge the above condition) also takes into account concerns raised regarding the routing of additional vehicles through the villages of Caldecote and Tiffield and seeks to implement measures to limit the extent of contracted vehicles through these villages.'

Resolved: That, subject to the amendments above, the Minutes of the Strategic Planning Committee of held on 23 January 2024 be approved

Resolved: That, the Minutes of the Strategic Planning Committee of 20 February 2024 be approved and signed as a correct record.

169. **2023/7939/FULL - Market Walk Shopping Centre, Market Square Northampton, NN1 2DP**

The Committee considered the application for Change of Use of Existing Building and Structures to a Mixed Use Building Comprising Uses within Use Class E 'Commercial, Business and Service' and Sui Generis 'Drinking Establishments and Venues for Live Music Performances and Events' with Ancillary Facilities and External Alterations to the Market Square and Abington Street Elevations Including New Entrances, Fascia's and Balconies.

The Principal Planning Officer outlined the application, including the showing of plans and photographs to the Committee and summarised the key issues.

Principal Planning Officer referred to the Committee Update (previously circulated). And provided verbal updates relating to late representations and amendments to conditions 13 and 15.

Principal Planning Officer referred to the Committee to the late representation submitted by the Northampton Civic Society.

Principal Planning Officer recommended the application be approved.

Amelia Robson, the Agent, with the Applicant, Paul Wright, in attendance addressed the Committee, in support of the application providing an outline of the vision for the development, the proposed useage of the units within the site and the benefits of the leisure and social community hub for Northampton.

During the course of the Committee, members gave consideration to:

- The amendment to Condition 12 - submission of a scheme for collection of waste, storage and recycling and to incorporate measures to restrict waste collection on the Market Square
- The amended condition allowing later opening and the impact of the extended drinking hours. Consideration was given to the merits of regulating opening hours through a planning condition or a through licencing application and the benefit of aligning them
- The visual appearance of the building in the historic market square and the impact on the heritage of the building
- The impact, at night, of the lighting on residents, and the condition that regulated the hours
- The noise impact, on local residents and during Armistice Day and Remembrance Sunday services and the acoustics assessment report which would regulate amplified music
- The value of provision of an entertainment venue for all ages
- The sites security provision, the management of antisocial behaviour and the requirement for staff to manage child safety
- How the construction work would be managed with other construction work being carried out in the area.
- The exterior build, design and materials proposed
- Provision of and responsibility for the rubbish bins for customer use

Councillor Gonzalez de Savage proposed the application be approved subject to the amendment of Condition 12. To incorporate a restriction of waste collection on Market Square within the scheme for collection of waste, storage and recycling measures. The proposition was seconded by Councillor James and on being put to the meeting was declared carried with 11 voting in favour, 1 against and 1 abstention.

In reaching its decision, the Committee considered the officer's report, presentation, public representations and the Committee updates.

Resolved:

That Permission be granted subject to the conditions set out in the report and subject to amendment to Condition 12:

- The applicant to submit a scheme for collection of waste, storage and recycling which should incorporate measures to restrict waste collection on Market Square

170. **2023/6293/RM - Land at Norwood Farm, Sandy Lane, Harpole**

The Committee considered the application for Approval of Reserved Matters (RM), appearance means of access, landscaping, layout and scale for Phase 2b pursuant to hybrid planning permission S/2016/1324/EIA, at Norwood Farm Strategic Urban Extension (SUE).

The Principal Planning Policy Officer outlined the application, including the showing of plans and photographs to the Committee and summarised the key issues.

Principal Planning Policy Officer referred to the Committee Update (previously circulated).

Principal Planning Policy Officer recommended the application be approved.

Councillor Adam Brown, Ward Councillor for Bugbrooke, addressed the Committee. He advised that he supported the bridle path resolution. And expressed concerns regarding; local reports of flooding in the area and requested the Lead Local Flood Authority be satisfied in advance of the development; the clustering of Affordable Housing, contrary to current policy; that the parking facilities within the development should also be tenure blind.

Mrs Joney Ramirez the Agent, with Paul Carey in attendance, addressed the Committee in support of the application, providing an overview of the application, its context in relation to the outline application and outlined the benefits of the development.

During the course of the Committee, members gave consideration to:

- The LLFA's request for additional information, drainage on the development, local flooding issues and the impact, of run-off water flowing into the river, on the wider Nene Valley
- The lack of archaeological information
- The grouping of the 15% affordable housing being contra to current policy but compliant with the Condition 6 of the Design Code; S106 claw back clause which enabled the Local Authority to recoup future affordable homes when the number of units had not been met; and noted that all affordable homes were designated as 'Urban' not 'Rural'
- That the allocated parking should be tenure blind
- The width of roads in relation to the average car, and questioned the assessment standard used by highways to ascertain road widths
- The various issues encountered with the bridleway, location, width, materials and gradient
- The proposed storages solutions for cycles and wheeled bin

Councillor Stone left the meeting at 4.00pm and did not participate in the vote.

Councillor Gonzalez de Savage proposed the application be approved in line with officer's recommendations. The proposition was seconded by Councillor James and on being put to the meeting was declared carried unanimously by the 12 members in attendance.

In reaching its decision, the Committee considered the officer's report, presentation, public representations and the Committee updates.

Resolved: that permission be granted subject to conditions as set out in the reports with delegated authority to the Acting Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary.

The Committee considered the Reserved Matters application (scale, layout, appearance and landscaping) for provision of side roads within Phases 1B, 2A, 3 and 3A, in accordance with planning permission ref S/2016/1324/EIA (supported by an Environmental Statement).

The Principal Planning Policy Officer outlined the application, showed a plan of the proposed side roads, to the Committee and explained reason the application was presented to Committee.

Principal Planning Policy Officer referred to the Committee Update (previously circulated).

Principal Planning Policy Officer recommended the application be approved.

During the course of the Committee, members gave consideration to:

- The comments received from Highways and noted that the application been presented, prior to the completion of a S38 Agreement, which would have enabled Highways to provide an informed response
- The Lead Local Flood Authorities objection regarding outstanding information and Officers understanding of mitigation measures that had been implemented
- The apparent utilisation of the planning process to assist in a marketing strategy to encourage developers to sell houses caused concern
- The future development of the sites, off the proposed side roads would enable the future development and provision of much needed affordable housing.

Councillor Manners and Councillor Addison left the meeting 16.35 and did not participate in the vote.

Councillor Pritchard proposed the application be approved in line with officer's recommendations. The proposition was seconded by Councillor Purser and on being put to the meeting was declared carried unanimously by the 10 members in attendance.

In reaching its decision, the Committee considered the officer's report, presentation and the Committee updates.

Resolved: that permission be granted subject to conditions as set out in the reports with delegated authority to the Acting Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary.

The meeting closed at 4.45 pm

Chair: _____

Date: _____

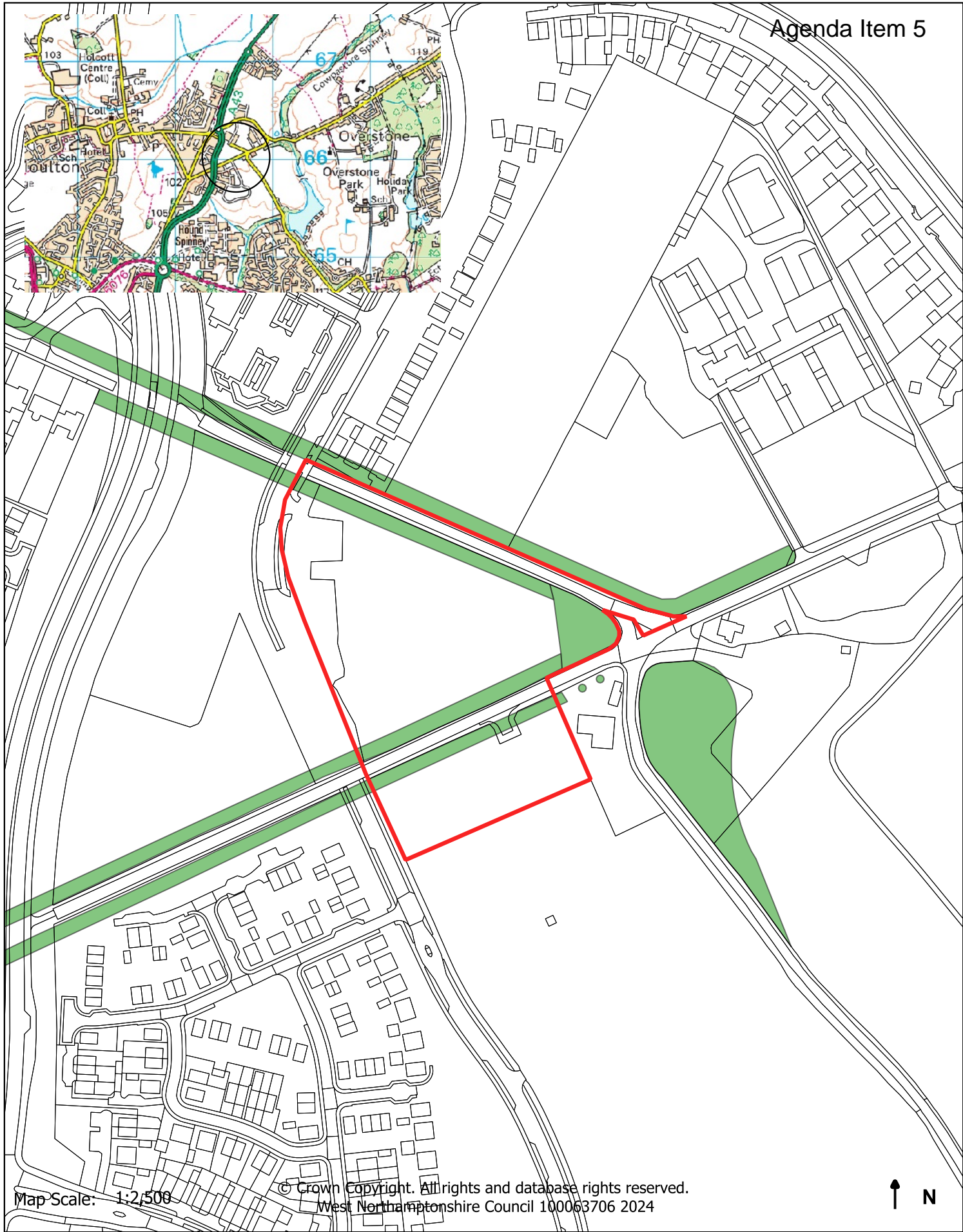
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West Northamptonshire Council
Strategic Planning Committee
23 April 2024

Agenda Item	Ward	Application Number	Location	Case Officer	Recommendation
5	Moulton	2023/7754/MAR	Land situated between Overstone Lane and The Avenue, with further plot to South of The Avenue	Rebecca Grant	*Grant Permission
6	Moulton	2023/7764/MAR	Overstone Leys Overstone Lane Overstone Northamptonshire	Rob Burton	*Grant Permission

*Subject to conditions

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West Northamptonshire Council 100063706 2024



2023/7754/MAR



-  TPOs
-  Planning Applications

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2023/7754/MAR

 Planning Application



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Planning Committee Report

<u>Application Number:</u>	2023/7754/MAR
Location:	Land situated between Overstone Lane and The Avenue, with further plot to South of The Avenue.
Development:	Reserved Matters application following approval of Outline Planning Permission DA/2013/0850 (access, appearance, landscaping, layout and scale - for new 2 Form Entry Primary School building and associated external works including parking areas, play areas, Multi Use Games Area with toilet block and store, landscaping and boundary treatment) pursuant to Condition 1 of outline planning approval DA/2013/0850 granted approval on 27.08.2015.
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Applicant:	West Northamptonshire Council
Agent:	pHp Architects
Case Officer:	Rebecca Grant
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Ward:	Moulton Ward
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Reason for Referral:	Reserved Matters Application associated with a Major Application for a Sustainable Urban Extension
Committee Date:	23.04.2024

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Acting Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary.

Proposal

Reserved Matters application following approval of Outline Planning Permission DA/2013/0850 (access, appearance, landscaping, layout and scale - for new 2 Form Entry Primary School building and associated external works including parking areas, play areas, Multi Use Games Area with toilet block and store, landscaping and boundary treatment) pursuant to Condition 1 of outline planning approval DA/2013/0850 granted approval on 27.08.2015.

Consultations

The following consultees have raised **no objections** to the application:

- Moulton Parish Council, WNC Environmental Health, Environment Agency, Police, Anglian Water

The following consultees have **provided comments** on the application:

- Overstone Parish Council, WNC Highways, WNC Archaeology, WNC Conservation, Northamptonshire Badger Group

One letter of objection has been received and one letter providing comments on the proposal has been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Impact on Highway Safety
- Design and Layout
- Impact upon setting of Listed Building
- Impact upon residential amenity
- Landscape
- Other considerations

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 Outline planning permission (DA/2013/0850) was approved in 2015 for the majority of the Overstone Leys Sustainable Urban Extension (SUE). The application approved up to 2,000 dwellings, a local centre, primary school, open space provision and infrastructure. The site is allocated under Policy N3 of the West Northamptonshire Joint Core Strategy (WNJCS) for in the region of 3,500 dwellings.
- 1.2 The SUE application site is defined by the existing settlement edge of Northampton to the south. Immediately to the west of the SUE is the A43 and to the north is the wider part of the SUE allocation referred to as Overstone Green, subject to an outline application for circa 1600 dwellings and associated infrastructure (reference DA/2020/0001) which has a resolution to approve in principle subject to the completion of S106 agreement which is ongoing. To the east is Overstone village and beyond the A43 to the west is Moulton village.
- 1.3 The majority of the development zones associated with the outline consent for Overstone Leys now have reserved matters approval and are under construction.
- 1.4 The application site in respect of the primary school, the subject of this application, is located in the heart of the Overstone Leys SUE. The site consists of two areas of land, one north of The Avenue which is triangular in form and comprises 1.31 ha and a

rectangular area to the south of The Avenue which is 1.19ha. The Avenue was previously a public highway but has been partially stopped up to allow The Avenue to be a pedestrian/cycle route through the development whilst still allowing vehicular access to the dwelling on the corner of The Avenue/Billing Lane/Sywell Road.

- 1.5 Access to the school site would be via the new spine road along the western boundary of the application site.
- 1.6 The site is relatively flat and sits slightly lower than the constructed spine road. There is an established hedgerow of varied density forming the perimeter of the site. The northern boundary is a mixture of a traditional dry and mortar stone wall. To the eastern part of the site, north of The Avenue, is a large cluster of established trees.
- 1.7 To the east of the site is Pytchley Gates which is Grade II listed. The gates originally defined the former entrance to Overstone Hall. It takes its name from its original location near Pytchley Hall, being moved to its current location in 1843.

2 CONSTRAINTS

- 2.1 The application site falls within the Overstone Leys Sustainable Urban Extension (Policy N3 of the West Northamptonshire Joint Core Strategy).
- 2.2 Pytchley Gates, which are Grade II listed, are approximately 75m from the eastern boundary of the application site.
- 2.3 A group Tree Preservation Order lies to the north of the boundary along Overstone Lane and through the application site along The Avenue.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The development is a reserved matters application for a new 420 pupil (2-form entry) primary school. The proposed school building is located in the northern part of the site. A linear building is proposed with 26 parking spaces to the front of the school fronting the spine road with access and egress off the spine road. To the rear of the school building is a tarmac playground with a grassed area beyond.
- 3.2 To the south of The Avenue is a Multi-Use Games Areas (MUGA) and an additional car park comprising 63 spaces. This car park is for visitor and parent drop off/pick up.
- 3.3 The proposed primary school is a single storey building. The school has been designed with reference to the Building Bulletin BB103, the Department for Education's guidance for school buildings. This sets out the rooms and spaces required for a primary school along with the minimum areas to ensure a functional and practical space is created.
- 3.4 The school will provide;
 - 2 classrooms per year group
 - Reception classes with covered play area
 - Group rooms and break out spaces
 - A large main hall and studio
 - Fully functioning kitchen
 - Food, DT, library and ICT facilities
 - Ancillary spaces
 - Special Educational Needs (SEN) and medical rooms
 - Outdoor play facilities and habitat area
 - MUGA

- Car parking for staff and visitors with drop off zone for parents

3.5 The car parking capacity for the main school site is 30 parking spaces with 3 of them being disabled accessible parking bays and 1 EV bays (with future provision of a further 3 EV bays). This car park, to the front of the school building, is for staff and visitors. A second car park is proposed in the southern section of the site providing 63 parking spaces which can be used for overspill parking and drop off. Grasscrete is proposed to minimise the amount of hard paved impermeable surfaces.

4 RELEVANT PLANNING HISTORY

4.1 The following planning history is considered relevant to the current proposal:

Application Ref.	Proposal	Decision
DA/2013/0850	Outline application of up to 2000 dwellings, with access, appearance, layout and scale unreserved for the first phase of 200 dwellings; a new section of A43 dual carriageway road; up to 3.83ha for a local centre incorporating provision for a Use Class A1 foodstore (up to 2,000 sqm), Class A4 public house (up to 650 sqm), Class C2 care home (up to 2,800 sqm), Class D1 day nursery (up to 465 sqm), Class D1 medical centre (up to 750 sqm), a parade of 5 retail units (Classes A1, A2, A3, A5 and D1) (up to 450 sqm), Class B1(c) light industry (up to 5,000 sqm); a new primary school (up to 3,150 sqm); public open space provision to include outdoor sports pitches, allotments and children's play space; structural landscape planting; associated infrastructure, including drainage features and access	Approved 28.08.2015
DA/2015/0263/NCC	Construction of a 2.5 kilometre dual carriageway (A43 Bypass) and associated landscaping, drainage and infrastructure works	No objection
DA/2016/0082	Surface water attenuation scheme in relation to Phase 1A & B of Overstone Leys development, including re-profiling of existing ditch, construction of connection ditch and balancing pond	Approved 14.04.2016
NMA/2016/0084	Non material amendment to application to application DA/2013/0850 (Outline application for up to 2000 dwellings) Change of house types for Phase 1 – approved 20.02.17 DA/2013/0850 (Outline application for up to 2000 dwellings) Change to house types	Approved 20.02.2017

DA/2017/0010	Reserved matters application for 96 dwellings (including 14 affordable); open space; landscaping and infrastructure	Approved 26.10.2017
NMA/2017/0036	Non material amendment to application DA/2013/0850 (Outline application for up to 2000 dwellings) to revise house types (New Plot Nos 20-34 (inclusive) and 47-53 (inclusive)) and amend layout	Approved 14.06.2017
NMA/2017/0082	Non material amendment to application DA/2013/0850 (outline application for up to 2000 dwellings) to revise access arrangement for Phase 1A – approved 12.10.17 DA/2017/1262 Construction of a 2.5-kilometre dual carriageway (A43 Bypass) and associated landscaping, drainage and infrastructure works	Approved 20.06.2018
NMA/2018/0077	Non material amendment to planning consent 15/00022/CCDFUL for the replacement of acoustic bund – withdrawn DA/2019/0067 Reserved matters application (access – primary infrastructure or Phase 2) pursuant to Condition 1 of outline planning approval DA/2013/0850 granted approval on 27.08.2015 for outline application of up to 2000 dwellings	Approved 15.04.2019
DA/2019/0067	Reserved matters application (access – primary infrastructure for Phase 2) pursuant to Condition 1 of outline planning approval DA/2013/0850 granted approval on 27.08.2015	Approved 04.07.2019
DA/2019/0260	Reserved matters application (appearance, landscaping, layout and scale) for construction of 207 dwellings (Phase 2) pursuant to Condition 1 of outline planning permission DA/2013/0859 in addition to the discharge of Condition 19 (surface water drainage)	Approved 24.10.2019
DA/2020/0490	Reserved matters application for 172 dwellings and supporting infrastructure including details of appearance, landscaping, layout and scale pursuant to outline approval DA/2013/0850 and approval of Condition 36 (Bus Stops), Condition 37 (Travel Plan) and Condition 38 (Public Rights of Way).	Approved 17.03.2021

DA/2020/0950	Construction of 66-bedroom care home with associated access, car parking and landscaping	Approved 26.04.2021
DA/2020/1034	Reserved matters application (access, appearance, landscaping, layout and scale) relating to application DA/2013/0850 for the erection of a food store within the local centre, including discharge of Condition 18 (foul water disposal), Condition 19 - partially discharged (surface water drainage), Condition 20 (ground investigation), Condition 23 (closure report), Condition 25 (ground gas) and Condition 43 (Compensatory Habitat Creation)	Approved 27.04.2021
DA/2020/1178	Reserved matters application (access, appearance, landscaping, layout and scale) for 129 dwellings within Zone 5 pursuant to outline approval DA/2013/0850 and approval of Condition 14 (finished floor levels), Condition 15 (soft landscaping), Condition 18 (foul water drainage), Condition 26 (acoustic report), Condition 30 (fire hydrants), Condition 37 (travel plan), Condition 39 (arrangements for management and maintenance of proposed streets), Condition 41 (external lighting plan), Condition 42 (soil management plan) and Condition 43 (compensatory habitat creation and management scheme).	Refused 29.10.2021
WND/2021/0132	Reserved matters application (access - primary infrastructure for Zone 9) pursuant to Condition 1 of outline planning approval DA/2013/0850 granted approval on 27.08.2015.	Approved 29.10.2021
WND/2021/0152	Reserved matters application (access, appearance, landscaping, layout and scale) for 350 dwellings (Phase 9) pursuant to outline approval DA/2013/0850 and approval of Condition 14 (finished floor levels), Condition 15 (details of open space), Condition 26 (internal noise levels), Condition 36 (Bus stops), Condition 37 (Travel Plan) and Condition 41 (external lighting)	Approved 29.10.2021
WND/2021/0172	Reserved matters application (access, appearance, landscaping, layout and scale) for 350 dwellings (Zone 10) pursuant to outline approval DA/2013/0850 and	Refused 10.05.2022

	approval of Condition 26 (noise) and Condition 37 (travel plan)	
WND/2021/0700	Reserved matters application – Zone 4 – 223 dwellings including details of appearance, landscaping, layout and scale pursuant to outline approval DA/2013/0850 and approval of Conditions 15 (open space), 36 (bus stops), 37 travel plan) and 38 (public rights of way).	Approved 18.8.2022
WND/2021/0860	Hybrid application for detailed approval for site access, provision of petrol filling station with convenience store: two food and drink units (with drive-thru lanes), retail units and 119 parking spaces and public access routes. Outline application (with matters of scale, access and layout to be determined) for an employment unit, a nursery, 21 parking spaces and public access routes.	Refused 27.10.2022
WND/2021/0870	Reserved matters application (access, appearance, landscaping, layout and scale) for 123 dwellings within Zone 5 pursuant to outline approval DA/2013/0850 and approval of Condition 14 (finished floor levels), Condition 15 (soft landscaping), Condition 18 (Foul Water), Condition 26 (acoustic report), Condition 36 (bus stops), Condition 37 (travel plan) and Condition 38 (public rights of way) - Resubmission of application DA/2020/1178.	Approved 23.2.2022
WND/2022/0234	Reserved matters application (appearance, layout and scale) for construction of 69 dwellings (Zone 10) pursuant to outline approval DA/2013/0850.	Approved 22.09.2022
WND/2022/0833	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline planning permission DA/2013/0850 for 350 dwellings (Zone 10) and approval of Condition 26 (Noise) - resubmission of application WND/2021/0172	Approved 15.11.2022
WND/2022/0770	Reserved matters application (appearance, layout and scale) pursuant to outline approval DA/2013/0850 for construction of 223 dwellings relating to Zone 4	Approved 27.01.2023
WND/2022/1101	Reserved matters application Zones 6 and 7 - 229 dwellings including details of	Approved 05.05.2023

	appearance, landscaping, layout and scale pursuant to outline approval DA/2013/0850 and approval of conditions 14 (FFL'S), 15 (Open Space), 18 (FWD), 19 (SWD), 36 (Bus Stops) and 37 (Travel Plans) of DA/2013/0850	
WND/2023/0027	Reserved matters application (landscaping) for woodland management details pursuant to outline approval DA/2013/0850 in relation to zones 9 and 10	Approved 12.04.2023
2024/0284/MAO	Outline application for up to 32 dwellings, including affordable housing, access and associated works (all matters reserved except for access)	To be determined
Site to North of current application and Overstone Leys SUE		
DA/2020/0001	Outline application for an urban extension consisting of circa 1600 dwellings; works to accommodate a new section of A43 dual carriageway road; up to 5.73 ha 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 a roundabout access into the site off the A43). AMENDED	Approval in Principle subject to completion of S106

5 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 5.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.3 Development Plan

The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029 and the adopted Settlements and Countryside Local Plan (Part 2) For Daventry District (LPP2).

The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S10 – Sustainable Development Principles
- S11 – Low Carbon and Renewable Energy
- C1 – Changing Behaviour and Achieving Modal Shift
- C2 – New Development
- E6 – Education, Skills and Training
- BN1 – Green Infrastructure Connections
- BN2 – Biodiversity
- BN5 – The Historic Environment and Landscape
- BN7a – Water Supply, Quality and Wastewater Infrastructure
- BN7 – Flood Risk
- INF1 – Approach to Infrastructure Delivery
- INF2 – Contributions to Infrastructure Requirements

Settlements and Countryside Local Plan (Part 2) For Daventry District (LPP2)

- SP1 – Daventry Spatial Strategy
- ST1 – Sustainable Transport Infrastructure
- ENV1 – Landscape
- ENV4 – Green Infrastructure
- ENV5 – Biodiversity
- ENV7 – Historic Environment
- ENV10 – Design

West Northamptonshire Local Plan – 2041 (Regulation 18) Consultation Draft April 2024

The relevant policies are set out below but are to be given limited weight given the consultation status of the emerging Local Plan

- S1 – Spatial Strategy (Distribution of Development)
- PL1 – Sustainable Design and construction
- PL2 – Air Quality
- PL4 – Low Carbon and Renewable Energy for New Development
- PL5 – Flood Risk
- PL6 – Place Making
- PL7 – Design and Amenity
- N1 – Spatial Strategy for Northampton
- BN2 - Designated Heritage Assets
- BN6- Landscapes
- BN9 – Nature Conservation

- BN11 – Trees and Hedgerows in Development
- TR1 - Sustainable Transport

5.4 Material Considerations

Below is a list of the relevant Material Considerations

- National Planning Policy Framework (NPPF) (2023)

The following NPPF chapters are the most relevant (others apply to a lesser extent):

Achieving sustainable development

Decision Making

Delivering a sufficient supply of homes

Promoting sustainable transport

Making effective use of land

Achieving well designed places and beautiful places

Meeting the challenge of climate change, flooding and coastal risk

Conserving and enhancing the natural environment

- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance
- Air Quality and Emissions Mitigation (September 2019)
- Energy and Development (March 2007)
- Part 1: Energy Efficiency SPD (July 2013) and Part 2: Low Carbon and Renewable Energy SPD (April 2013)
- Parking: Standards and Design (July 2018)
- Northamptonshire Climate Change Strategy

6 **RESPONSE TO CONSULTATION**

6.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Moulton Parish Council	No objection	No objection on the basis that Highways do not have any concerns with the proposal
Overstone Parish Council	Comments submitted	Overstone Parish Council were originally advised that the school would be available for community use, but this is no longer the case. We hoped that the school playing fields across The Avenue could be used by the community, in the evenings, but again this is not possible. Overstone Parish Council have no issues with the proposed school however need to ensure parking and additional traffic is adequately addressed.
WNC Environmental Health	No objection	Previous concerns with the location of the MUGA have been addressed with the imposition of conditions controlling the use of the MUGA.
Environment	No objection	

Agency		
Northamptonshire Police, Fire and Rescue	No further comments or concerns	A comprehensive response to original queries has been submitted regarding the security of the school site. The additional information clarifies some of the concerns raised and the additional measures included in response to my comments. Only outstanding concern is the potential for nuisance of the MUGA and the likelihood of it being used 'illegally'.
Anglian Water	No objection	There are assets owned by Anglian Water within or close to the development boundary. The foul drainage from this development is in the catchment of Great Billing Water Recycling Centre that will have available capacity for these flows. Recommend a foul water drainage condition.
WNC Highways	Comments submitted	LHA have a number of observations, comments and recommendations on the updated information. Traffic Impact - The applicant's latest transport note (April 2024) reflects the matters discussed at the meeting and the LHA is content that the impact of the school traffic on the surrounding highway network is acceptable. Parking/access - As previously advised, during pre-app discussions it was highlighted that school keep clear zigzags are required to the school frontage. The extent and delivery mechanism for these will need to be established however this could be conditioned to be in place prior to the school first opening to pupils. Sustainable travel - In the LHA's initial response, we stated that in order to support safe and convenient pedestrian and cycle trips as well as site permeability, an assessment of the need to provide a formal crossing facility of the spine road in the vicinity of the school should be undertaken by the applicant. As with the school keep clear zigzag road markings, the LHA would be content with a planning condition requiring the applicant submit details of the crossing assessment and subsequent design with the crossing being implemented prior to first opening of the school. This would be in the interests of highway and pedestrian safety. Travel Plan – currently unapproved but negotiations continuing.
WNC	No comments	No further investigation is proposed for this area

Archaeology	to make	
WNC Conservation	Comments – less than substantial harm	<p>Not convinced that the proposed design approach is appropriate. How durable is the cement facing of the new build, how quickly could the colour change and deteriorate?</p> <p>Development has no functional relationship to the Hall or Pytchley Gates, new build housing adjacent to the site now forms its more immediate context. The best way to protect the setting of Pytchley Gates is to ensure that the linear focus of Overstone Lane, which channels views towards the gates, is maintained. This requires a strong boundary detailing to the edge of the development with the existing stone walling repaired and existing hedgerow reinforced. New security fencing must be carefully designed and sited to ensure it is as discrete as possible.</p> <p>Concerns with the proximity of the building to, and its alignment with, the site boundary on Overstone Lane. This together with the many angular projecting ventilation and heating shafts on the roof, create the potential for new built form to act as a distraction and draw the eye away from the focal point of the Pytchley Gates.</p>
Northamptonshire Badger Group	Comments provided	Suggest a condition in relation to a badger survey
WNC Landscape	Comments provided	Requested further information in relation to the proposed tree planting. This information has been submitted but no further comments received from Landscape Officer at time of drafting the report.
WNC Ecology	No comments received at time of drafting report	
Lead Local Flood Authority	No comments received at time of drafting the report	

7 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

7.1 1 objection has been received raising the following comments:

- Suggest that The Avenue and Overstone Lane remain closed to traffic (other than as access to property for local residents) and not for deliveries to the school or as a pickup/drop off point for pupils during term times.

1 letter has been received raising the following comments:

- Support the school as it is a great improvement to the area.
- Concerned about impact of traffic to the area. If the school car park is full, people will park along Ouiston Way making it difficult for residents to leave their homes in the morning and gain access to their property.
- Would like to understand how long the construction will take due to the potential for disruption.

8 APPRAISAL

Principle of Development

Policy Context

8.1 The application site falls within the Policy N3 allocation of the WNJCS. Policy N3 states that the development will make provision for:

- In the region of 3,500 dwellings.
- Primary school provision to cater for the needs of the development.
- A total of approximately 10ha of land for local employment opportunities.
- At least one local centre to include local retail facilities of an appropriate scale (including a convenience store), health care services and community facilities.
- A contribution towards the provision of a high-quality public transport corridor to Northampton town centre.
- A local multi modal interchange.
- A43 corridor mitigation measures
- An integrated transport network focused on sustainable transport.
- Structural greenspace and wildlife corridors.
- Sports and leisure provision.
- Archaeological and ecological assessment of the site and required mitigation; and
- Flood risk management

Assessment

8.2 The principle of the development on this site was established through the granting of outline planning permission in 2015 (planning application reference DA/2013/0850).

Planning permission was granted for;

Outline application of up to 2000 dwellings, with access, appearance, layout and scale unreserved for the first phase of 200 dwellings; a new section of A43 dual carriageway road; up to 3.83ha for a local centre incorporating provision for a Use Class A1 foodstore (up to 2,000 sqm), Class A4 public house (up to 650 sqm), Class C2 care home (up to 2,800 sqm), Class D1 day nursery (up to 465 sqm), Class D1 medical centre (up to 750 sqm), a parade of 5 retail units (Classes A1, A2, A3, A5 and D1) (up to 450 sqm), Class B1(c) light industry (up to 5,000 sqm); a new primary school (up to 3,150 sqm); public open space

provision to include outdoor sports pitches, allotments and children's play space; structural landscape planting; associated infrastructure, including drainage features and access.

- 8.3 Reserved matters approval has now been approved for residential Zones 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, the majority of which are under construction. Planning permission has also been granted and implemented for an Aldi convenience store and a care home, both of which are within the southern part of the local centre.
- 8.4 The application for the primary school is in accordance with the requirements of Policy N3 of the WNJCS and the school is proposed on the location highlighted on the approved masterplan.

Conclusion

- 8.5 The principle of the provision of a primary school in this location has been established through the outline consent and the approved masterplan, therefore, this application only seeks to assess the detailed aspects of the development considered below in this report

Impact on Highway Safety

Policy Context

- 8.6 Policy C1 of the WNJCS states that priority will be given to proposed transport schemes that will contribute towards behavioural change by, inter alia, providing access by walking, cycling and public transport, maximising the use of existing capacity within the transport infrastructure and managing the demand for car-based travel within urban area.
- 8.7 Policy C2 of the WNJCS expects new development to achieve modal shift targets set out in the JCS by maximising travel choices from non-car modes.

Assessment

- 8.8 A Transport Assessment was approved under the outline planning application for the SUE. This reserved matters application is in accordance with the principles established under the outline consent and approved Transport Assessment.
- 8.9 WNC Highways have provided a number of observations, comments and recommendations on the application. The outline permission for Overstone Leys SUE assumed a provision of a 3 Form Entry (FE) 600 pupil primary school. This was included within the traffic modelling for the outline permission and is contained within WNC Highways strategic transport model (NSTM).
- 8.10 The submission is for a 2FE (420 pupil) school and therefore it could be argued that the network has been tested based on a worst-case scenario of a 3FE.
- 8.11 Two car parking areas are proposed within the site to the school. WNC Highways consider that the staff/visitor parking area (30 spaces) is reasonable for the proposed number of staff (40). The parent/ visitor drop-off car park adjacent to MUGA will be extremely important in reducing the impact of peak parking demand on the surrounding highway network. The provision of 63 spaces in this area meets (and exceeds) the minimum requirements set out in the Northamptonshire Parking Standards for visitor and parent drop-off for a primary school. This does not mean to say that no on-street parking will result, this is inevitable. It should be noted that the spine road, which is

already consented, accommodates a number of formal car parking bays in the vicinity of the school. These were incorporated in anticipation of the school development coming forward.

- 8.12 In relation to traffic impact, the applicants have updated the transport note to reflect discussions which have taken place between WNC Highways and the applicants, specifically in relation to the removal of the direct highway connection to Billing Lane from the original Overstone Leys masterplan. WNC Highways are satisfied that the impact of school traffic on the surrounding highway network is acceptable.
- 8.13 A representation has been received in relation for the potential for school traffic attempting to use the eastern end of The Avenue for parking and waiting. WNC Highways have suggested that it may be necessary to consider either an extension of the current Traffic Road Order (TRO) prohibiting vehicles or an extension of the existing no waiting (double yellow lines) to cover more of this short section of road. It currently just covers the end of the turning head. It is not possible to secure or condition a Traffic Regulation Order through a planning permission as this is a separate legal process subject to separate consultation and the outcome cannot be guaranteed. Additionally, following further investigation, as part of the outline approval for Overstone Leys, money was secured from the developer for all necessary highway mitigation which included alterations to The Avenue. Therefore, it would not be possible to secure an additional financial contribution from the developer for works for which the Local Authority have already received payment for. Any further works to alter The Avenue deemed to be required would be the responsibility of the Local Authority and not the developer.
- 8.14 WNC Highways have advised that in order to support safe and convenient pedestrian and cycle trips as well as site permeability, an assessment of the need to provide a formal crossing facility on the spine road in the vicinity of the school should be undertaken. WNC Highways are content with a condition requiring the applicant to submit details of the crossing assessment and subsequent design with the crossing being implemented prior to the opening of the school.
- 8.15 In relation to sustainability, the site is considered to be a sustainable location in terms of travel. There will be opportunities for public transport use with bus stops located on the spine road to the south of the school site. Walking and cycling journeys will be encouraged to achieve modal shift and meet the aims of the Travel Plan. The site is well connected with foot and cycle paths in close proximity. This information is contained within the Travel Plan which WNC Highways are currently reviewing. An update in relation to the status of the Travel Plan will be provided at the committee meeting.

Conclusion

- 8.16 Updated information has been submitted in order to address the detailed layout observations raised by WNC Highways. Subject to imposing conditions in relation to road markings outside of the school and an assessment of the need to provide a formal crossing on the spine road, WNC Highways are satisfied with the application. The application is considered to be acceptable and in accordance with the outline approval.

Design and layout

Policy Context

- 8.17 Policy ENV10 of the Daventry Local Plan (Part 2) states that development that is of a high quality and, in particular, the proposals of an exemplary and innovative design that reflect and integrate with the surrounding area and create a strong sense of place, will be supported. High quality design is achieved by:
- i. Promoting or reinforcing local distinctiveness and enhancing its surroundings.
 - ii. Taking account of local building traditions and materials.
 - iii. Ensuring that the scale, density, massing, height, layout and access of the proposal combine to ensure development blends well within the site and with its surroundings.
 - iv. Incorporating crime prevention measures in the site layout and building design.
 - v. Integrating existing landscape features of the site with proposed landscaping and open space.
 - vii. Providing details of suitable comprehensive landscaping scheme.
 - viii. Protecting the amenity of new and existing dwellings and not compromise the function of existing surrounding uses.
- 8.18 Paragraph 131 of the NPPF states that “the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

Assessment

- 8.18 The Design and Access Statement (rev P01) sets out in detail the design evolution and development. The design is directly influenced by the 17th Century Grade II listed Pytchley Gates. The design references both the Ashlar Limestone colour and relief pattern in the stone carving. This motif has been adapted and used extensively throughout the building façade in the concrete panels and inversely punched out of metal screening panels. The proposed school is a single storey building and has been designed to the building bulletin BB103 to meet the Department of Education requirements. This sets out the rooms and spaces required for a primary school along with the minimum areas to ensure a functional and practical space is created.
- 8.19 The proposed building layout has been designed as a single storey building with level access throughout. The building has a street style layout where classrooms blocks and ancillary spaces such as the hall, offices and library are accessed from a central spine corridor. The principal scale of the building elements is derived from the function and use within each area.
- 8.20 The classrooms are connected in rows to give the impression of a group of terrace houses, bringing a domestic scale to the design. They also look onto the ‘green’ views and vistas of the site. The hall and studio spaces are located to the front of the site, next to the entrance making is more accessible for external users and this large form acts as a noise barrier from the spine road and A43 beyond.
- 8.21 A bronze/beige-grey colour is proposed on the window/door frames, louvres and perforated screens to compliment the pale concrete colour mix and elevate the quality of the concrete façade.
- 8.22 With regards to the classrooms, these are all placed in a row and have been designed with a mono pitch roof which allows each classroom to benefit from north lighting. The

placement of the doors, windows, louvres and pattern cast into the concrete has been applied to each classroom creating a repeating design and giving the impression of a row of terrace houses. Large windows within deep reveals are used throughout the design to allow lots of natural light into all areas of the building. A feature colonnade creates solar shading and provides architectural interest to the façade.

- 8.23 Flat roofs have been created to allow for green roofs consisting of Sedum and biodiverse seed mixes. A large area of photovoltaic panels are also installed across the flat roof facing due South.
- 8.24 The design proposals recognise the importance and benefit of creating a biophilic design (connectivity to nature) to improve the well-being of the building occupants. This design approach is building design and interiors that focus on the human connection with the natural world. Natural features such as planting outside classroom windows, living wall features and ensuring there is natural light and ventilation into all spaces has been considered. This will create a calm learning environment.
- 8.25 The Crime Prevention Design Advisor originally raised a number of concerns with the design and layout of the site from the perspective of security of the school site and also from the perspective of safeguarding the children. The agents have addressed the majority of the issues raised and the Crime Prevention Design Advisor has confirmed that a comprehensive response to their queries was submitted and is pleased to note that the additional information clarifies the main concerns raised. In respect of the MUGA and the adjoining car park, this would be enclosed by a 2.4m high security fence with access gates, the details of which would be secured by condition.

Conclusion

- 8.26 Given the location of the proposed school within the heart of the SUE, bounded by the pedestrian/cycle routes of Overstone Lane to the north and The Avenue to the south, and within the context of the setting of Grade II listed Pytchley Gates, it is considered that the design of the proposed school complements the existing character of the immediate area. The proposal is therefore in accordance with Policy ENV10 of the Daventry Local Plan (Part 2) and the overarching principles of the NPPF.

Impact on the setting of a listed building

Policy Context

- 8.27 Policy ENV7 of the Daventry LPP2 states that;
- A. Proposals affecting the historic environment must demonstrate a clear understanding of any potential impact on the significance of heritage assets and their setting; any description of significance and the contribution of setting should be proportionate to the asset's importance. As a minimum the Northamptonshire 122 Historic Environment Record should be consulted.
- B. In decision making, great weight should be given to the conservation of heritage assets irrespective of the level of harm. The more important the asset, the greater the weight will be.
- C. Any harm to a designated heritage asset requires clear and convincing justification. Proposals that lead to substantial harm to or total loss of a designated heritage asset, or less than substantial harm to a designated heritage asset will be judged against the tests in the NPPF.

D. The Council will seek to sustain and enhance the historic environment of the District by supporting:

iv. Proposals affecting conservation areas that would sustain or enhance those elements that have been identified as making a positive contribution to the character and special architectural or historic interest of the area. Proposals that respond positively to the opportunity to enhance neutral or detracting elements of a conservation area, as identified through conservation area appraisals and management plans, will particularly be supported.

- 8.28 Policy S10 of the West Northamptonshire JCS refers to sustainable development principles and states that development will protect, conserve and enhance the natural and built environment and heritage assets and their setting. Policy BN5 of the West Northamptonshire JCS refers to the historic environment and landscape and states that designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribute to West Northamptonshire's local distinctiveness and sense of place.
- 8.29 Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 8.30 Paragraph 208 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Statutory Duties

- 8.31 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.

Assessment

- 8.32 The site lies to the south west of Pytchley Gates, a Grade II listed feature situated immediately opposite the east corner of the site. It is a formal entrance to the former parkland of Overstone Hall which is framed as a focal point in the distance through the gate arch.
- 8.33 The gates are an example of a late 16th Century classical stone arch. The original location of the gates was the centre piece to the entrance to Pytchley Hall near Kettinger but after it was demolished in the 19th Century, the gates were recognised as magnificent examples and were taken to Overstone to form the main entrance of Overstone Hall.
- 8.34 The setting of Overstone Hall has changed significantly with the allocation of Overstone Leys SUE. The masterplan for the SUE does allocate the application site for a school so it was never the intention that this land would be kept free from development. The views to and from Pytchley Gates are important to retain, significantly along Overstone

Lane and The Avenue, both of which are now pedestrian/cycle routes through the development.

- 8.35 WNC's Conservation Officer has highlighted a number of points in relation to the proposal and its setting of the listed structure but has not raised an objection as the level of harm is less than substantial.
- 8.36 The agent has addressed each of the points raised by the Conservation Officer. The agent has advised that the design of the school is influenced by Pytchley Gates but is not trying to imitate them or be a pastiche/mock 17th century design.
- 8.37 A question was raised with regards to the durability of the facing material. The façade is a through coloured concrete panel and consequently it is not considered the durability will be an issue. A soft pale colour mx, similar to a dressed Limestone is proposed to complement the wider context and landmarks surrounding the site.
- 8.38 The proposed school building has been designed such that the lower section is located adjacent to Overstone Lane assisting in reducing any encroachment onto the Lane and the boundary planting is proposed to be enhanced and reinforced along this boundary. This will both help maintain the focus on the listed Pytchley Gates along the Lane and partially screen the development from the Lane.
- 8.39 Fencing around a school is an important design issue, particularly in sensitive locations such as this. The 2.4m high fencing is essential for ensuring the site is secure (as required by DfE guidance and Secure by Design). This is also essential for the safeguarding of the pupils on the site. A bow top fence style has been selected as the most appropriate and sensitive style for the context, with alternatives being weldmesh or a harsher industrial galvanised style. The fence line is shown as sitting behind the existing hedge line and inside the stone walling. Careful management of locating fenceposts is required to work within Tree Root Protection Areas in accordance with the reports provided. The proposal does not include any works to the existing stone walling other than removal of some of the overgrown vegetation.

Conclusion

- 8.40 Special attention has been paid to the statutory test of preserving or enhancing the setting of a listed building as set out in Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.
- 8.41 On balance, officers consider that the level of harm that would be caused to the setting of the listed structure would be of less than substantial harm. The proposed school has been designed to be single storey although there are elements which are taller in height to provide interest and allow the additional height for the hall. The location of the school is in accordance with the approved masterplan for the SUE. It is therefore considered that the proposal is in accordance with Policy S10 of West Northamptonshire Joint Core Strategy, Policy ENV6 of Daventry Local Plan Part 2 and the overarching principles of the NPPF.

Impact upon Residential Amenity

- 8.42 Policy BN9 of the West Northamptonshire Joint Core Strategy (Part 1) states that proposals for new development which are likely to cause pollution or likely to result in exposure to sources of pollution or risks to safety will need to demonstrate that they provide opportunities to minimise and where possible reduce pollution issues that are

a barrier to achieving sustainable development and healthy communities. This includes reducing the adverse impacts of noise.

Privacy, overbearing and noise

- 8.43 The application site is positioned within the heart of the development. Reserved matters have been approved for residential development adjacent to the development. Zone 8 to the north west is now partially occupied and zone 9 to the south is under construction. No details have been submitted for the land to the west however this is noted on the approved masterplan for residential development and a playing pitch and MUGA for community use.
- 8.44 An established residential property is located on the corner of The Avenue/Billing Lane. This dwelling has a large rear garden which forms the boundary to the school. The boundary between the school site and this property is formed from mature landscaping creating a visual barrier between the sites.
- 8.45 A MUGA, for use of the primary school only, is proposed immediately to the west of the dwelling. This is the only logical position for the MUGA due to the constraints of the site. A car park, with direct access from the spine road, is also proposed in this section of land to the South of The Avenue. The MUGA and car park are considered to be positioned in suitable locations in relation to the residential property. It was felt that the MUGA would have less impact on occupiers of the property than the movements associated with the car park. The agent has confirmed that the School Trust will not be offering the MUGA for community use out of hours, and any school clubs using the space will be finished by 4:00pm. The MUGA will have no floodlights and therefore will only be used in daylight hours. There is a condition attached to the outline consent requiring any lighting schemes to be approved prior to installation.
- 8.46 Suitable locations for the MUGA are limited due to the available site area and the fact the site is split in two due to The Avenue providing a public right of way through the site. Open external space around the school is important for general break times, which leaves the Southern site as the space for a MUGA and much needed carpark for drop-off/pick-up. The carpark and MUGA could be swapped over but this would then require access to it via Overstone Lane, which would result in an increase in vehicular movements along the lane outside the existing property. Officers considered this to potentially be more of a nuisance to the occupier than the proximity of the MUGA. A 2.5m high acoustic fence is proposed along the boundary with the existing property to ensure that any noise from bouncing balls is minimised as much as possible.
- 8.47 Environmental Health Officers have reviewed the position of the MUGA and car park and have no objection subject to the school not offering the MUGA for community use out of hours and that any school clubs using the spaced will be finished by 4pm. This is set out within the approved noise report and a condition is proposed to ensure that the development is carried out in accordance with the report. The noise report also sets out how noise from the MUGA can be minimised through the physical methods outline in Sports England guidance, for example, anti-impact/noise reducing surfaces for ball games etc.

Conclusion

- 8.48 On balance, Officers consider that, subject to conditions, the proposed development would not give rise to unacceptable harm to neighbours' amenity and would accord with Policy BN9 of the West Northamptonshire Joint Core Strategy (Part 1) and Policy ENV10 of the Daventry Local Plan (Part 2).

Landscape

Policy context

- 8.49 Policy ENV1 is concerned with ensuring that the proposal maintains the distinctive character and quality of the District's landscapes. ENV4 also aims to protect, enhance and restore the District's green infrastructure network, again relating to the Spinney and ensuring that an appropriate network of green infrastructure leads from the Spinney through the development linking on-site greenspace.

Assessment

- 8.50 The approved indicative Masterplan sets out the principles of development and provides an indication of where open space will be located. During the application process for the outline application, the masterplan was updated to reduce the number of playing pitches within the SUE, in lieu of an off-site contribution towards a 3G pitch in Moulton. The application for the school is in accordance with the approved masterplan.
- 8.51 Both The Avenue and Overstone Lane are lined with trees which are subject to Tree Preservation Orders (TPO). Condition 16 of the outline planning approval requires the submission and approval of details to protect the trees prior to any works commencing on site within each phase of development.
- 8.52 Notwithstanding the above, the landscaping details submitted indicate that one Oak tree will be removed as a result of the development. WNC's Landscape Officer has confirmed that in principle this is acceptable however they have sought clarification on the landscape plans and in relation to the new tree planting to mitigate the loss of the Oak tree. Subject to confirmation and agreement of the extent of additional tree planting required along the boundary with Overstone Lane, it is considered that the landscaping details are acceptable to ensure an acceptable scheme. As such in accordance with ENV1 of the Daventry Local Plan (Part 2).

Other considerations

Badgers

- 8.53 Northamptonshire Badger Group have commented on the proposal and suggested that a condition be attached to any permission requiring a badger survey be carried out prior to commencement of any works on site due to the potential for badgers within the wider area.
- 8.54 An Ecology Assessment has been submitted with the application which notes that the site provides negligible potential for badgers due to the lack of evidence of sett building activity or lack of evidence of badgers foraging. The report highlights that if any signs of badger activity were found on site, works would stop immediately, and the appropriate action taken.
- 8.55 It should however be noted that this is a reserved matters application and Condition 43 is attached to the outline permission which requires details of measures for the provision and management of compensatory habitat prior to development taking place on each phase of development. These measures shall be informed by the updating, as necessary, of protected species works and the protection and mitigation measures

identified as being required as a result of previous and updated survey work. Development shall be carried out in accordance with the approved details.

Surface water drainage/foul water drainage

- 8.56 Anglian Water have commented in relation to foul water drainage from the site. The LLFA have not provided any response on their consultation on the application. There are however conditions attached to the outline consent relating to both surface water (Condition 19) and foul water (Condition 18) drainage requiring details to be submitted and approved prior to the commencement of each phase. As such, it is not considered necessary or appropriate to repeat conditions relating to drainage for this reserved matter application as the applicant will discharge the conditions under the outline application.

Ecology

- 8.57 No response has been received from WNC's Ecologist however there is a condition attached to the outline planning permission relating to ecology and the applicant would need to discharge Condition 43 prior to development taking place on the site. As highlighted above (paragraph 8.55) Condition 43 requires the submission of details of measures for the provision and management of compensatory habitat creation prior to development commencing within each phase of development. The applicant will need to apply to discharge Condition 43 of the outline planning permission prior to any works commencing on this phase of development.

Lighting

- 8.58 Condition 41 of the outline planning consent relates to lighting and requires the submission of details of external lighting prior to the commencement of any phase of development.

Sustainability

- 8.59 The proposed primary school is targeting minimal energy use with reductions in embodied carbon where possible, balanced with longevity and robustness of materials. Key features of the design include;
- Photovoltaic (solar) panels on roofs
 - Green roof to provide both thermal mass and environmental and ecological benefits
 - Natural light provided with the use of North lights and roof lights
 - Passive ventilation with the use of a hybrid mixed mode system and natural ventilation
 - Promoting sustainable transport through provision of cycle and scooter shelters and EV charging points
 - Controlling water usage through specifying efficient products
 - A rainwater harvesting system will be installed to collect rainwater which will be filtered, stored and treated before being re-used in the building
 - Air source heat pump for heating
 - Building thermal U-Values in excess of Building Regulations requirements
- 8.60 There are no conditions attached to the outline approval requiring the submission of a sustainability report to be submitted and approved as such, it is not possible to impose new conditions to reserved matter approvals to matters which should have been dealt with at outline stage. Notwithstanding this, the proposal does propose a number of

design features in relation to ensuring that the targets minimal energy use and will accord with current Building Regulation standards.

8 FINANCIAL CONSIDERATIONS

9.1 CIL is not applicable in this case.

9 PLANNING BALANCE AND CONCLUSION

10.1 It is considered that this reserved matter application is in accordance with the outline planning approval. There are a number of conditions attached to the outline approval which will need to be discharged prior to any development taking place on site.

10.2 The application will provide a new primary school primarily for the children of the Overstone Leys SUE. The application is in the heart of the SUE and is in accordance with the approved masterplan for the SUE.

The design of the school is considered to be of high quality and architectural interest whilst protecting the setting of the Grade II listed Pytchely Gates. The site will provide in excess of required parking standards in relation to car parking spaces for staff and parents. Whilst a multi-use games area (MUGA) is provided, this will be for the sole use of children attending the school and will only be in operation during school hours and will therefore not have a significant impact on the amenity of the owners of the adjoining residential property.

11 RECOMMENDATION AND CONCLUSION

11.1 Grant planning permission subject to conditions as set out below with delegated authority to the Assistant Director for Planning to approve any amendments to those conditions as deemed necessary.

11.2 A full list of conditions is provided below

Compliance with Approved Plans

1. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are as follows:

Site Location Plan – OVL-pHp-XX-XX-DR-A-4659-100-PL03

Proposed Site Plan – OVL-pHp-XX-00-DR-A-4659-101PL03

Level 00 Floor Plan – OVL-pHp-XX-00-DR-A-4659-150PL01

Roof Plan – OVL-pHp-XX-00-DR-A-4659-151PL01

Toilet Facilities Block – OVL-pHp-XX-00-DR-A-4659-152PL01

GA Sections – Sheet 1 - OVL-pHp-XX-XX-DR-A-4659-400PL01

GA Sections – Sheet 2 - OVL-pHp-XX-XX-DR-A-4659-401PL01

Landscaping Plan - OVL-pHp-XX-XX-DR-A-4659-102PL01

Specification Notes and Planting Schedule – 403

Proposed Elevations - OVL-pHp-XX-XX-DR-A-4659-300PL01

Elevations (coloured) - OVL-pHp-XX-XX-DR-A-4659-303PL01

Proposed Levels Layout Sheet 1 - OVL-RGL-ZZ-XX-DR-D-101-0001 S2 P03

Proposed Levels Layout Sheet 2 - OVL-RGL-ZZ-XX-DR-D-120-0001 S2 P02

Proposed External Finishes Sheet 1 - OVL-RGL-ZZ-XX-DR-D-125-0001 S2 P02

Reason: To clarify the permission and for the avoidance of doubt.

Materials

2. A schedule of materials and finishes to be used in the external walls and roof(s) of the buildings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy ENV10 of the Daventry Local Plan Part 2 and Government guidance contained within the National Planning Policy Framework

Access and Parking

3. The parking spaces and turning areas shown on the approved plan(s) shall be constructed/laid out and surfaced in accordance with the approved drawings before the building is first occupied and retained as such thereafter.

Reason: In the interests of safety, surrounding amenity and convenience of users of the adjoining highway in accordance with Policies C1 and C2 of the West Northamptonshire Joint Core Strategy.

Cycle parking

4. Prior to the opening of the school hereby permitted, details for the provision of covered and secure cycle parking facilities to be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking facilities shall be provided prior to the first use of the development hereby permitted and shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason: In the interests of promoting sustainable transport modes in accordance with Policies C1 and C2 of the West Northamptonshire Joint Core Strategy and Government advice in the National Planning Policy Framework.

Refuse and Recycling

5. Prior to the opening of the school hereby permitted, details for the provision of facilities for refuse and recycling as indicated on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to the first use of the development hereby permitted and shall thereafter be permanently retained as such.

Reason: In the interest of providing an acceptable development for occupiers of the school in accordance with Policy ENV10 of the Daventry Local Plan Part 2.

Boundary Treatments

6. Notwithstanding the boundary details shown on Drawing OCL-pHp-XX-XX-DR-A-4659-102PL01, details of boundary treatments shall be submitted to and approved in writing

by the Local Planning Authority prior to commencement of those works. The approved boundary treatment shall thereafter be implemented prior to first occupation.

Reason: To ensure the satisfactory appearance of the completed development and in the interests of providing a secure development in accordance with Policy ENV10 of the Daventry Local Plan Part 2 and Policy S10 of the West Northamptonshire Joint Core Strategy.

Electric Vehicle Charging Points

7. Prior to the first occupation of the development hereby approved, a scheme for the provision of the necessary infrastructure to enable the provision of points for the charging of electric vehicles (as shown on the proposed site plan DR-A-4659-101PL01) shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be installed prior to first occupation.

Reason: In the interest of reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Odour control from Kitchen extraction systems

8. Prior to the installation of any cooking equipment details of a scheme for the control of cooking odours shall be submitted to and approved in writing by the Local Planning Authority. The scheme and any required works shall be installed prior to the first use of any cooking equipment and thereafter be maintained in accordance with the approved details.

Reason: In the interest of safeguarding existing planning uses and residential amenity with regard to odour, fume and noise in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy 2014.

Solar Panels

9. Before the solar panels are installed, a scheme for bird proofing shall be submitted to the Local Planning Authority for approval. Once approved, the scheme shall be fully implemented before first use of the solar panels, and thereafter maintained in the approved state.

Reason: To reduce the likelihood of roosting birds that may cause pollution and/or a risk to safety in accordance with policy BN9 of the West Northamptonshire Joint Core Strategy 2014.

Noise

10. The development shall be carried out in accordance the Noise Assessment prepared by Stroma (ref 102594-AC-1v5) dated 28 March 2024 and the mitigation measures therein.

Reason: In the interests of safeguarding residential amenity with regards to noise in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy 2014.

Use of the Multi Use Games Area

11. The approved Multi Use Games Area (MUGA) shall only be used between the hours of 9am to 4pm Monday to Friday (except for Bank Holidays when it will not be in use)

and will not be used for community use or by any groups or individual external to the school.

Reason: In the interests of safeguarding residential amenity with regards to noise in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy 2014.

12. Prior to first use of the Multi Use Games Area (MUGA) details of the surfacing material and associated fencing/acoustic fencing (in accordance with the Sport England guidance 'Artificial Grass Pitch (AGP) Acoustic – Planning Implications) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided prior to the first use of the MUGA hereby permitted and shall thereafter be permanently retained and maintained in the approved state.

Reason: In the interests of safeguarding residential amenity with regards to noise in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy 2014.

Highways

13. Prior to first use of the school hereby approved, details of the proposed highway mitigation measures, including:
- School keep clear zig-zag road markings to the school frontage
 - An assessment of the need to provide a formal crossing facility on the spine road in the vicinity of the school.
 - Design of the crossing on the spine road if considered necessary.

shall be submitted and approved in writing by the Local Planning Authority.

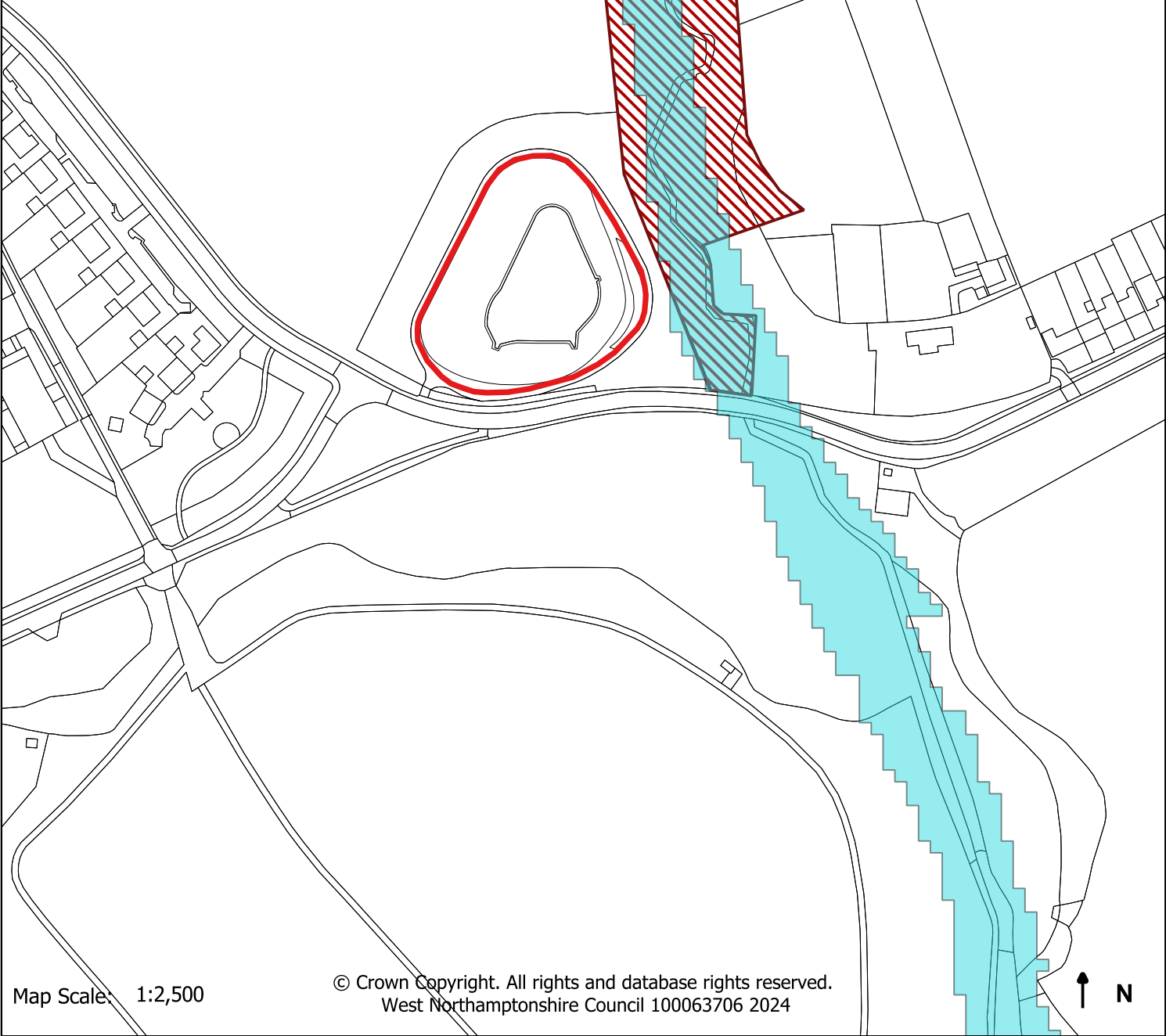
The mitigation measures shall be carried out in accordance with the agreed details prior to the first occupation of the school.

Reason: In the interest of highway and pedestrian safety in accordance with Policies C1 and C2 of the West Northamptonshire Joint Core Strategy 2014.

Informatives

Please note that there are a number of conditions attached to the outline planning approval (DA/2013/0850) which may need to be discharged prior to any work commencing on site.

The design of the kitchen ventilation system shall have regard to the EMAQ+ Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2022) prepared by NETCEN for the Department for Environment Food and Rural Affairs.






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West Northamptonshire Council 100063706 2024



2023/7764/MAR



-  Planning Application
-  Local Wildlife Sites
-  Flood Zone 3

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Map Scale: 1:2,500

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Planning Committee Report

Application Number: 2023/7764/MAR

Location: Overstone Leys Overstone Lane Overstone Northamptonshire

Development: Submission of details of layout, appearance, scale and landscaping for the balancing pond adjacent to Zones 6 & 7 pursuant to outline planning permission DA/2013/0850 [Retrospective]

Applicant: BDW Trading Ltd. (David Wilson Homes)

Agent: BDW Trading Ltd. (David Wilson Homes)

Case Officer: Rob Burton

Ward: Moulton Ward

Reason for Referral: Reserved Matters Application associated with a Major Application for a Sustainable Urban Extension

Committee Date: 23 April 2024

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Acting Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary.

Proposal

Reserved matters application (retrospective) for the submission of details of layout, appearance, scale and landscaping for the balancing pond adjacent to Zones 6 & 7 of the Overstone Leys Sustainable Urban Extension (SUE) pursuant to outline planning permission DA/2013/0850.

Consultations

The following consultees have raised **no objections** to the application:

- Environmental Health
- Environment Agency
- WNC Landscape
- Lead Local Flood Authority (LLFA)

0 letters of objection have been received and 0 letters of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Surface water drainage
- Landscaping
- Impact on the character and appearance of the area

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is located west of Overstone village confines, to the eastern side of the Overstone Leys Sustainable Urban Extension (SUE) development. The site consists of a sustainable drainage system (SuDS) balancing pond (for the Overstone Leys development) and is bound by Sywell Road to the south (with Gashouse Spinney beyond), a tree lined watercourse to the east and, what will be residential properties to the north/west forming part of the Overstone Leys SUE permitted under outline application DA/2013/0850.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The development seeks retrospective consent for details of layout, appearance, scale and landscaping for the balancing pond adjacent to Zones 6 & 7 pursuant to outline planning permission DA/2013/0850.
- 2.2 The pond has a volume of 22,000m³ with a wet corridor, and sloped embankments proposed to be landscaped with wildflower meadow grass, three areas of scrub mix, six Alder trees and shallow areas of the pond with gentle slopes to allow access for birds and animals. Surrounding the pond would be a self-bonded gravel maintenance path and 1.2-metre-high post and rail fencing with 4 deep water warning signs/buoyancy aids.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:
- DA/2013/0850 Outline application of up to 2000 dwellings, with access, appearance, layout and scale unreserved for the first phase of 200 dwellings; a new section of A43 dual carriageway road; up to 3.83ha for a local centre incorporating provision for a Use Class A1 foodstore (up to 2,000 sqm), Class A4 public house (up to 650 sqm), Class C2 care home (up to 2,800 sqm), Class D1 day nursery (up to 465 sqm), Class D1 medical centre (up to 750 sqm), a parade of 5 retail units (Classes A1, A2, A3, A5 and D1) (up to 450 sqm), Class

B1(c) light industry (up to 5,000 sqm); a new primary school (up to 3,150 sqm); public open space provision to include outdoor sports pitches, allotments and children's play space; structural landscape planting; associated infrastructure, including drainage features and access. - Overstone Leys Overstone Lane Overstone Northamptonshire – Approval

- NMA/2016/0049 Non material amendment to application DA/2013/0850 (outline application for up to 2000 dwellings etc.) to substitute house types on 13 plots in Phase 1A - Overstone Leys Overstone Lane Overstone Northamptonshire – Approval
- NMA/2016/0084 Non material amendment to application DA/2013/0850 (Outline application for up to 2000 dwellings) Change to house types - Overstone Leys Overstone Lane Overstone Northamptonshire – Approval
- NMA/2017/0036 Non material amendment to application DA/2013/0850 (Outline application for up to 2000 dwellings) to revise house types (New Plot nos 20-34 (inclusive) and 47-53 (inclusive)) and amend layout. - Overstone Leys Overstone Lane Overstone Northamptonshire – Approval
- NMA/2017/0082 Non material amendment to application DA/2013/0850 (outline application for up to 2000 dwellings) to revise access arrangement for Phase 1A. - Overstone Leys Overstone Lane Overstone Northamptonshire – Approval
- DA/2019/0067 Reserved matters application (access - primary infrastructure for Phase 2) pursuant to Condition 1 of outline planning approval DA/2013/0850 granted approval on 27 August 2015 - Phase 2 Overstone Leys Overstone Lane Overstone Northamptonshire – Approval
- 2023/7754/MAR Reserved Matters application following approval of Outline Planning Permission DA/2013/0850 (access, appearance, landscaping, layout and scale - for new 2 Form Entry Primary School building and associated external works including parking areas, play areas, Multi Use Games Area with toilet block and store, landscaping and boundary treatment) pursuant to Condition 1 of outline planning approval DA/2013/0850 granted approval on 27.08.2015. Land situated between Overstone Lane and The Avenue, with further plot to South of The Avenue - Under consideration.

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

4.2 Development Plan

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (December 2014)

Policy SA – Presumption in Favour of Sustainable Development

Policy S3 – Scale and Distribution of Housing Development

Policy S4 – Northampton Related Development Area

Policy S5 – Sustainable Urban Extensions

Policy S10 – Sustainable Development Principles

Policy BN7 – Flood Risk
 Policy N3 – Northampton North Sustainable Urban Extension

Settlements and Countryside Local Plan (Part 2) For Daventry District (February 2020)

SP1 – Daventry District Spatial Strategy
 ENV1 – Landscape
 ENV5 – Biodiversity
 ENV10 – Design
 ENV11 - Local Flood Risk Management

Overstone Neighbourhood Development Plan

4.3 Material Considerations

National Planning Policy Framework (NPPF)
 Chapter 2 Achieving sustainable development
 Chapter 8 Promoting healthy and safe communities
 Chapter 12 Achieving well-designed places

Supplementary Planning Guidance (SPG)

Daventry Design Codes (3.5 Sustainable Drainage Systems (SuDS) and ground water protection)

The Local Standards and Guidance for Surface Water Drainage in Northamptonshire

5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council’s website.

Consultee Name	Position	Comment
Environmental Health	No objections.	No adverse comments but noted that the construction of the pond should be controlled so as to prevent excessive noise, dust, mud on the road etc but acknowledged this may be covered by the Construction Management Condition on the original consent DA/2013/0850.
Environment Agency	No objections.	The adjacent watercourse is not a main river therefore Environment Agency flood risk permit is not required.
Lead Local Flood Authority (LLFA)	No objections.	We would advise that the information provided is satisfactory to demonstrate that the surface water drainage scheme for the development adequately manages flood risk in accordance with Policy BN7 of West Northamptonshire Joint Core Strategy. No conditions are recommended.
WNC Landscape	No objections.	The construction of the outflow was designed to limit impact on the existing trees as well as retaining the two mature oak trees to the north of the

		<p>pond which were the most important landscaping elements. The proposed landscaping is appropriate, beneficial for wildlife and will help soften the edge of the balancing area. Only concern would be management, trees/shrubs could struggle in drought. The opportunity to water/replace should they fail should be conditioned if it has not already.</p>
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6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 6.1 There have 0 number of objections/letters of support.

7 APPRAISAL

Principle of Development

- 7.1 The principal along with the size and form of the existing pond was approved through the outline planning permission (DA/2013/0850) by way of the approved Masterplan, Flood Risk Assessment and Plan 2 of the S106 agreement signed 27th August 2015.
- 7.2 The principle is therefore acceptable subject to detail.

Impact on Character of Area (including landscaping)

- 7.3 Policy ENV1 of the Daventry Local Plan advises that proposals should enhance and restore landscape features where the opportunity arises, incorporate mitigation measures to integrate development into its surroundings and enhance or restore the local landscape. Provision should be made for the long-term management and maintenance (minimum five years) of new landscape proposals to ensure their establishment.
- 7.4 Policy ENV10 of the Daventry Local Plan relates to design and seeks to ensure development is of a high quality, that reflects and integrates with the surrounding area and creates a strong sense of place. This is echoed within Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1). Policy ENV10 (v) advises high quality design is achieved by integrating existing landscape features of the site with the proposed landscaping and open space, providing details of suitable comprehensive landscaping scheme and responding to the wider landscape context.
- 7.5 Paragraph 135 of the NPPF advises planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Paragraph 136 refers to the importance of trees in their contribution to the character and quality of urban environments and also helping to mitigate and adapt to climate change. Planning decisions should ensure that opportunities are taken to incorporate trees within developments and that appropriate measures are in place to secure the long-term maintenance of newly-planted trees.

- 7.6 The form, scale and layout of the balancing pond has been broadly agreed by virtue of the agreed masterplan pursuant to outline planning permission DA/2013/0850 and the final detail is somewhat constrained by the practicalities of acceptably dealing with surface water run-off. Regardless, the final layout sees the balancing pond nestled to a 'green corner' of the SUE with the tree-lined watercourse to the east and further established woodland to the south, beyond Sywell Road, as well as further planting immediately outside the site, thereby allowing the semi-natural character and appearance of the balancing pond and its associated landscaping to adequately integrate and sit comfortably with its immediate context whilst helping to add to the overall quality of the area. Hard landscaping features would remain consistent with the semi-natural, edge of town character by utilising a self-bonding gravel service path and 1.2 metre high post-and-rail fencing.
- 7.7 The Councils Landscape Officer is content with the proposed planting and noted that the main concern was to retain the two mature oak trees to the immediate north of the balancing pond, which has been achieved. The only concern would be the management of the planting and any replacements should they fail.
- 7.8 Officers conclude that the development, including the associated landscaping, would acceptably integrate and sit comfortably within its context whilst helping to add to the overall quality of the area in accordance with Policies ENV10 and ENV1 and paragraphs 135 and 136 of the framework, subject to conditions surrounding the timing of planting and associated maintenance/replacement should any planting fail within the first five years.

Flooding & Drainage

- 7.9 Policy BN7 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states development proposals must comply with relevant flood risk assessment and management requirements set out in the National Planning Policy Framework and Planning Practice Guidance and the West Northamptonshire Strategic Flood Risk Assessments to address current and future flood risks with appropriate climate change allowances. A sequential approach will be applied to all proposals for development in order to direct development to areas at the lowest probability of flooding unless it has met the requirements of the sequential test and the exception test. All new development, including regeneration proposals, must demonstrate that there is no increased risk of flooding to existing properties, and proposed development is (or can be) safe and shall seek to improve existing flood risk management. The policy also states that all proposals for development of 1 hectare or above in Flood Zone 1 and for development in 2, 3a or 3b must be accompanied by a flood risk assessment that sets out the mitigation measures for the site and agreed with the relevant authority. Where flood risk management requires the use of sustainable drainage systems to manage surface water run off, these should:
- a. Separate surface water from foul and combined sewers;
 - b. Be accompanied by a long term management and maintenance plan; and
 - c. Protect and enhance water quality.

Policy ENV11 of the Daventry Local Plan broadly echoes this and advises development will be expected to comply with The Northamptonshire Local Flood Risk Management Strategy and The Local Standards and Guidance for Surface Water Drainage in Northamptonshire.

- 7.10 The LLFA have reviewed the supporting information and have advised that the information provided is satisfactory to demonstrate that the surface water drainage

scheme for the development adequately manages flood risk in accordance with Policy BN7 of West Northamptonshire Joint Core Strategy and no related conditions are required.

- 7.11 Officers are therefore content that the proposed details are acceptable from a surface water and drainage perspective. Condition 19 of the outline consent requires submission of details for the maintenance and management of surface water drainage schemes for each phase after completion and for the lifetime of the development and, therefore, the requirements of this condition will adequately secure the appropriate management of surface water flood risk in accordance with Policy BN7 and ENV11.

Residential amenity

- 7.12 Policy ENV10 of the Daventry Local Plan requires development to protect the amenity of new and existing dwellings. As above, the general form and location of the pond relative to the new dwellings has been established by virtue of DA/2013/0850 with housing development north-west of the pond. In considering the final detail of the balancing pond and associated landscaping relative to new and existing dwellings, officers conclude that residential amenity would be acceptably safeguarded whilst the Councils Environmental Health Officer has raised no adverse comments. Officers also acknowledge the fact that fencing and 4 deep water warning signs/buoyancy aids will be placed to the perimeter of the pond in the interests of public safety.
- 7.13 With regards to construction phase, the Councils Environmental Health Officer noted that the construction of the pond should be controlled so as to prevent excessive noise, dust, mud on the road etc but acknowledged this may be covered by the Construction Management condition on the original consent DA/2013/0850. Officers acknowledge these comments and note that the development is almost entirely retrospective, save some planting, fencing and the maintenance track. Given this, and that the outline consent comprised a construction management plan condition, any further conditions relating to construction management are not considered necessary to grant permission.

Biodiversity

- 7.14 Policy ENV5 of the Daventry Local Plan supports proposals that conserve and enhance designated and undesignated sites and species of national and local importance for biodiversity and geodiversity and contribute towards a resilient ecological network. Proposals should seek to achieve net-gain for biodiversity, including the creation and management of new habitats. Paragraph 124 of the NPPF advises planning decisions should encourage multiple benefits from both urban and rural land such as developments that would enable new habitat creation.
- 7.15 The proposal demonstrates soft landscaping comprising wildflower meadow grass mix to the pond embankments, wet tolerant grass mix to the wet corridor around the pond, three areas of scrub mix, six Alder trees and shallow areas of the pond with gentle slopes to allow access for birds and animals to promote establishment of a diverse planting range at different depths.
- 7.16 In the absence of specialist ecological advice, Officers consider the proposal would create new habitats, which would integrate well into the surrounding habitats to the south and east thereby conforming with the relevant parts of policy BN5.

8 FINANCIAL CONSIDERATIONS

- 8.1 None.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 The principle of the development has been established by virtue of the outline consent. Officers are content that the proposed layout, appearance, scale and landscaping are acceptable for the site and would acceptably integrate and blend in with the character of the area whilst satisfactorily safeguarding residential amenity, enhancing biodiversity and managing surface water flood risk.

10 RECOMMENDATION AND CONCLUSION

- 10.1 Grant planning permission subject to conditions as set out below with delegated authority to the Assistant Director for Planning to approve any amendments to those conditions as deemed necessary.
- 10.2 A full list of conditions is provided below

CONDITIONS:-

Compliance with Approved Plans

1. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

- Location Plan (1064_001)
- Site Layout (1064_002)
- Pond Proposals (DWH24054-14)
- Pond Proposals (with context) (DWH24054-15)
- Swale 3 and Pond 1 Long Section (5513 C1)
- FRA Statement Of Compliance Exceedance Flow Routes, WYG Engineering.
- FRA Statement of Compliance Attenuation Pond, Tetra Tech.
- Overstone Leys, Sustainable Urban Extension Surface Water Drainage Design Statement, WYG Engineering.
- Overstone SUE Balancing Pond (SK001)
- R20B 01 RH Headwall 500 x 500mm Toe Kee Klamp, Gate and Ladder with Walkthrough SFA1 600 Outfall Safety Grille.
- Topo Sheets 4, 5 and 7, Milton Keynes Surveys LTD.

Registered valid with the Local Planning Authority on 25th September 2023 and,

- Overstone Leys SUE Surface water Drainage Network Simulation Results.
- Flood Exceedance Routes Drawing A110451/35/12/SK003 D2
- Flood Exceedance Routes Drawing A110451/35/12/SK003 D2
- Overstone Leys, Overstone, Northampton Phase II Site Appraisal for David Wilson Homes (South Midlands) P8538.
- Swale 3 and Pond 1 Cross Sections (5523 C02)
- Pond 1 General Arrangements Sheet 1 (5507 C002)

Received 22 January 2024 and,

- Detail 'A' General Path Construction.

- 1200 Ranch Style Fence SD14-010.

Received 14th February 2024,

Unless a non-material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason : To clarify the permission and for the avoidance of doubt.

Landscaping

2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason : To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policies ENV1 and ENV10 of the Settlements and Countryside Local Plan and Government guidance contained within the National Planning Policy Framework.

3. A schedule of landscape maintenance for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the development. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policies ENV1 and ENV10 of the Settlements and Countryside Local Plan and Government guidance contained within the National Planning Policy Framework.

INFORMATIVES:-

1. Your attention is drawn to the need to comply with the conditions imposed on the outline planning permission DA/2013/0850, in particular but not exclusively, condition 19 relating to surface water drainage details.
 2. Your attention is drawn to the associated planning obligation that was entered into in accordance with S106 Town and Country Planning Act 1990 prior to this decision notice being issued.
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