



# Strategic Planning Committee

A meeting of the Strategic Planning Committee will be held at The Jeffrey Room - The Guildhall, Northampton, NN1 1DE on Monday 11 April 2022 at 2.00 pm

## Agenda

1.	<b>Apologies for Absence and Appointment of Substitute Members</b>
2.	<b>Declarations of Interest</b> 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.	<b>Minutes</b> (Pages 5 - 10) To confirm the Minutes of the meeting of the Committee held on 23 March 2022.
4.	<b>Chair's Announcements</b> To receive communications from the Chair.
<b>Planning Applications</b>	
5.	<b>20/00074/WASFUL Mick George Ltd WTS, Lower Ecton Lane, Northampton</b> (Pages 13 - 30)
6.	<b>WNS/2022/0173/MAR Land at Towcester Vale (H9) - Reserved Matter for 27 units</b> (Pages 31 - 48)
7.	<b>WNS/2022/0179/MAR - Land at Towcester Vale (H12) - Reserved Matters for 52 units</b> (Pages 49 - 62)
8.	<b>WND/2021/0456 Phase 5 Monksmoor, Off Welton Lane, Daventry</b> (Pages 63 - 72)

<p><b>9.</b></p>	<p><b>Urgent Business</b></p> <p>The Chairman to advise whether they have agreed to any items of urgent business being admitted to the agenda.</p>
<p><b>10.</b></p>	<p><b>Exclusion of Press and Public</b></p> <p>In respect of the following items the Chair may move the resolution set out below, on the grounds that if the public were present it would be likely that exempt 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 disclosed to them"</p> <p>None Identified.</p>

Catherine Whitehead  
Proper Officer  
1 April 2022

**Strategic Planning Committee Members:**

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| Councillor Phil Bignell (Chair) | Councillor David James (Vice-Chair) |
| Councillor Penelope Flavell     | Councillor Andre Gonzalez De Savage |
| Councillor Enam Haque           | Councillor Jonathan Harris          |
| Councillor Rosie Herring        | Councillor Stephen Hibbert          |
| Councillor James Hill           | Councillor Paul Joyce               |
| Councillor Charles Manners      | Councillor Jake Roberts             |
| Councillor John Shephard        |                                     |

## **Information about this Agenda**

### **Apologies for Absence**

Apologies for absence and the appointment of substitute Members should be notified to [democraticservices@westnorthants.gov.uk](mailto: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.

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### **Queries Regarding this Agenda**

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

Tel: 01327 322195

Email: [democraticservices@westnorthants.gov.uk](mailto:democraticservices@westnorthants.gov.uk)

Or by writing to:

West Northamptonshire Council  
One Angel Square  
Angel Street  
Northampton  
NN1 1ED

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Minutes of a meeting of the Strategic Planning Committee held at Lodge Road, Daventry, NN11 4FP on Wednesday 23 March 2022 at 2.00 pm.

Present	Councillor David James (Vice-Chair) Councillor Rosie Herring Councillor Stephen Hibbert Councillor James Hill
Substitute Members:	Councillor Rosie Humphreys Councillor Andrew Kilbride Councillor Kevin Parker Councillor Ken Pritchard
Apologies for Absence:	Councillor Andre Gonzalez De Savage Councillor Enam Haque Councillor Paul Joyce Councillor John Shephard Councillor Phil Bignell Councillor Penelope Flavell Councillor Jonathan Harris Councillor Charles Manners Councillor Jake Roberts
Officers	Simon Aley, Planning Solicitor Diana Davies, Democratic Services Officer Jeverly Findlay, Committee Officer Bob Ham, Major Projects Officer Paul Seckington, Interim Head of Development Management, Enforcement and Land Charges

43. **Declarations of Interest**

None Advised.

44. **Minutes**

**RESOLVED:**

The Minutes of the Strategic Planning Committee of 14 February 2022 be approved and signed as a correct record.

45. **Chair's Announcements**

Attendees were requested to ensure that their phones were set to silent, apprised of the fire evacuation procedure and speakers were advised they would have an allocation of 3 minutes.

Attendees were further advised that a recording of proceedings would be made in the public gallery.

46. **DA/2020/0001 Land to east of Kettering Road, Overstone**

Consideration was given to the report detailing the planning applications which had been previously circulated.

**DA/2020/0001 Land to East of Kettering Road, Overstone - Outline application for an urban extension consisting of circa 1600 dwellings; works to accommodate a new section of A43 dual carriageway road; up to 5.73ha of commercial land, including: a local centre (use Classes A1/A3/A5/D1), assisted living/residential care home (Class C2), conversion of former agricultural buildings to a community hub (Classes D1/A3) and employment (Classes B1/B2/B8); a new 2-form entry primary school; public open space, including allotments and children's' play space; structural landscape planting; and associated infrastructure including drainage features, footway/cycleways and access (part access unreserved for the roundabout access into the site off the A43).**

The Major Projects Officer outlined the proposal for an outline application for an urban extension to land east of Kettering Road, Overstone. All matters were reserved except for details of the access into the site from the A43. The roundabout had been enlarged to provide a single access to the whole development. A commercial area had been included as part of the application as this was a policy requirement. The existing hedgerows would be retained and there was a large gas main that ran through the centre of the site. The total area of green space that was allocated on the site plan was greater than that required by policy. There was a large area of trees to the south of the site, Cow Pasture Spinney, which were protected by a Tree Preservation Order and houses would be built 10 metres away from the trees. There was a designated green wedge between the village and the Sustainable Urban Extension. The Major Projects Officer drew Members' attention to the supplementary information. Since the agenda had been published, matters relating to the offsite highway works had been identified: 1,200 dwellings would be built before the works to the spinney roundabout works would take place and these would be secured in the Section 106 agreement and by a Grampian condition; on the A43 roundabout between Holcot Lane and Sywell Road works would be disruptive and therefore they would be carried out by the Council with the Agent providing costs after the first 50 occupants had moved onto the site.

With regard to the overall scheme viability, a provision of 25% affordable housing had been negotiated or 20% affordable housing with a late review mechanism. The recommendation had been revised in order to reflect the changes referred to above.

The Major Projects officer reported that Councillor John Shephard had submitted some queries regarding the application. Firstly, relating to secondary school education and the lack of a sixth form at Northampton School for Boys. Colleagues in Education had advised that funding could not be asked for directly, but the Section 106 agreement would identify the options available.

The process for allocation of school places would follow the secondary school admissions procedure. Places would be allocated on the basis of children in care, siblings at the school and geographic proximity.

The detailed design of the first floor residential accommodation at the local centre, would be a consideration for the reserved matters application.

Councillor Shephard had also enquired about the S106 contribution for health costs, these would be allocated as monies for local health surgeries, and not restricted to Moulton surgery. Regarding concerns relating to traffic noise, Environmental Health were confident that a technical design solution would be found to address this issue as it could be mitigated within the building design and would be considered in the reserved matters application.

Further to enquiries from Councillor Ken Pritchard, the Major Projects Officer advised that there was no policy requirement for make provision of sports pitches on the site. Whilst the site did not include new facilities S106 monies had been earmarked to upgrade existing local sports and leisure areas. The existing footprint of the building earmarked for the community centre would need to be extended and S106 monies would be allocated for the extension. Should the build of the senior school not cost £7.63 million, the balance of the allocated monies would go towards affordable housing. And if the school was not built it would negatively affect the affordable housing allocation.

Councillor Rosie Herring queried whether the extra 100 houses would be built at the expense of green space. The Major Projects Officer highlighted that the density of housing was 35 per hectare which for a SUE was relatively low and for a rural locality was about right. A design code had been produced for the site which illustrated the layout of the streets (using West Northamptonshire Councils highways standards). Most dwellings had 2 parking spaces allocated. The 25% affordable housing figure provided included the additional 100 houses earmarked and had been included in the viability scheme.

Councillor Rosie Humphreys raised concerns that there could be B8 industrial use on the mainly residential site. The Major Projects Officer advised that the site was not appropriate for warehouses and the applicant agreed. The Planning Solicitor advised that the height of industrial buildings could be restricted by adding conditions to include a maximum floor area and restricting the height of the building the authority would have to ask the applicant to remove it from the application.

An airport noise assessment had been undertaken assessing aircraft flights over the site from the Sywell Aerodrome and no major impact was reported. Members were advised that investigation of noise complaints relating to the aerodrome would be the responsibility of the civil aviation authority.

The Major Projects Officer advised that the provision of bungalows would be considered in the reserved matters application. The local plan did not include a specific reference to bungalows but policy H08 referred to types of dwellings

Gary Lees, the agent, addressed the committee.

In response to questions, the agent advised that industrial noise restrictions would be included in the conditions.

Councillor Stephen Hibbert raised concerns regarding the gas pipeline. The Agent advised that the dangers associated with development in the vicinity of a gas main had been assessed in line with strict rules for development and the design code had included a development framework plan.

Further to an enquiry from Councillor Rosie Herring regarding the fields to the north of the site, the Agent advised that whilst they were within the control of the applicant, they were required for farming so could not be designated for dog walking. However, the site made ample footpath provision for that purpose.

The application made provision for 3 play areas on the site including one near to the school.

The Senior Manager - Development Management advised that the reserved matters application for the site would be considered by the committee in the future. Further to a request from Councillor Kevin Parker it was duly noted.

Councillor James Hill proposed that the application be approved, this was seconded by Councillor Ken Pritchard and on being put to the meeting was declared carried unanimously. It was therefore

**RESOLVED:**

That the Assistant Director for Growth, Climate and Regeneration be granted delegated powers to finalise matters associated with the following and then grant Outline Planning Permission subject to:

1. The conditions set out in the main report and the update report (and any further amendments to those conditions and deemed necessary) and
2. The completion of a Planning Obligation under Section 106 of The Town and Country Planning and Compensation Act 1990, as substituted by The Planning and Compensation Act 1991, to secure the following (and any amendments as deemed necessary):
  - Affordable Housing provision, at a rate of 25% for the lifetime of the development OR 20% Affordable Housing Initially plus a review at around 1100 occupations
  - Contributions towards Highways and Transportation Improvements, off-site traffic mitigation measures (to include alterations to the A43 Round

Spinney roundabout to be implemented by the applicants via a S.278 Agreement with the Local Highways Authority; and a contributions towards the future dualling of the A43 adjacent to the site and up to and including the Holcot Lane/Sywell Road roundabout); and public transport provision

- Provision of and/or contributions towards primary and (if required) secondary education
- Contribution towards the improvement, enhancement or expansion of Library facilities to serve the area
- Contribution towards the provision of additional Primary Healthcare Services in the locality
- Provision of an on-site community facility
- Contribution towards the provision of enhanced off-site formal sports and recreation facilities
- Provision of on-site open spaces, play areas, allotment/community orchard, and natural informal recreation areas, plus provision for the ongoing management thereof; and
- Payment of the Council's monitoring costs necessary to mitigate and manage the impact of the proposed development in accordance with relevant policies and having regard to those matters that would be covered by the Community Infrastructure Levy.

And that the application be approved as set out in the report, subject to the following additional Highways condition (all planning conditions then to be re-ordered/re-numbered as required):

Prior to the occupation of 1,200 dwellings a mitigation scheme to address capacity improvements at the A43 Round Spinney roundabout shall have been submitted to and agreed in writing by Local Planning Authority, and shall be implemented to the satisfaction of the Local Planning Authority. The agreed works shall be undertaken by the applicant as part of a Section 278 Agreement to be entered into with the Local Highways Authority.

Reason: To accord with Policy N3 of the adopted West Northamptonshire Joint Core Strategy Local Plan (Part 1).

The meeting closed at 3.30 pm

Chair: \_\_\_\_\_

Date: \_\_\_\_\_

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West Northamptonshire Council  
Strategic Planning Committee  
11 April 2022

<b>Agenda Item</b>	<b>Ward</b>	<b>Application Number</b>	<b>Location</b>	<b>Recommendation</b>	<b>Officer</b>
<b>5</b>	Riverside Park	20/00074/WASFUL	Mick George WTS Lower Ecton Lane, Northampton	*Grant Permission	Helen Marsden
<b>6</b>	Towcester & Roade	WNS/2022/0173/MAR	Land at Towcester Vale (H9)	*Grant Permission	Dan Callis
<b>7</b>	Towcester & Roade	WNS/2022/0179/MAR	Land at Towcester Vale (H12)	*Grant Permission	Dan Callis
<b>8</b>	Daventry East	WND/2021/0456	Phase 5 Monksmoor, Daventry	*Grant Permission	Katherine Daniels

\*Subject to conditions

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# Planning Committee Report

**Committee Date:** 11 April 2022

**Application Number:** 20/00074/WASFUL

**Location:** Mick George Limited Waste Transfer Station, Lower Ecton Lane, Northampton, Northamptonshire NN3 5HQ

**Development:** Proposed extension to the existing waste recycling building (retrospective application)

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**Applicant:** Mick George Limited

**Agent:** N/A

**Case Officer:** Helen Marsden

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**Ward:** Riverside Park

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**Referred By:** Assistant Director of Place and Economy

**Reason for Referral:** Councillor call in

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

### **RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS**

#### **Proposal**

The applicant is seeking retrospective planning permission for an extension to the waste recycling building, which has already been built by the applicant. The extension adjoins the northern elevation of the building and extends it by circa 3,000m<sup>2</sup>

The applicant indicates that no additional operations are proposed to take place at the site as a result of the building extension; the additional floorspace will allow more plant to be installed which will efficiently separate and sort a wide variety of material types (such as paper, card, plastics, metals and other recyclable products) with increased purity and recovery rates.

The site is currently consented to handle 300,000 tonnes of waste per annum and this proposal does not seek an increase in throughput of waste or vehicle movements from that currently permitted.

#### **Consultations**

The following consultees have raised **objections** or **concerns with** the application:

- WNC Northampton Area Planning (prior to local government re-organisation)
- Councillor Danielle Stone (Castle Ward)

The following consultees have raised **no objections** or **comments** on the application:

- West Northamptonshire Council- Northampton Area Environmental Protection (original objections overcome)
- West Northamptonshire Council- South Northamptonshire Area Environmental Protection
- North Northamptonshire Council- Planning
- North Northamptonshire Council- Environmental Health
- Ecton Parish Council
- Cogenhoe and Whiston Parish Council
- Brafield on the Green Parish Council
- Environment Agency
- Lead Local Flood Authority (original objections overcome)
- Highways England
- Highway Authority

4 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 Northamptonshire Minerals and Waste Local Plan and the West Northamptonshire Joint Core Strategy as listed in detail at Section 5 of the report.

The report looks into the key planning issues in detail. 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 an operational Waste Transfer Station located on the eastern edge of Northampton adjacent to the A45 route between Northampton and Wellingborough, within an industrial area along Lower Ecton Lane, Great Billing. Access to the application site is via an existing road within the sewage treatment works off Lower Ecton Lane.
- 1.2 Ecton Brook runs along the northern boundary providing separation from Lower Ecton Lane which runs parallel to the site. The A45 is located to the north beyond Lower Ecton Lane which is carried on a raised embankment and bridge. To the west lies the sewage works and grassland lies to the south and east although much of this land has planning permission for the extraction of sand and gravel (not yet started).

### **2. CONSTRAINTS**

- 2.1. The nearest residential receptors at Ecton Lane Park lie approximately 220m to the west of the site.

### **3. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1. The applicant is seeking retrospective planning permission for an extension to the waste recycling building, which has already been built by the applicant and is in use.
- 3.2. The extension adjoins the northern elevation of the building and extends it by 3,174m<sup>2</sup> (approximately 69m x 46m and 12m to the ridge), making the waste recycling building a total floorspace of 6,317m<sup>2</sup>.
- 3.3. The applicant indicates that no additional operations are proposed to take place at the site as a result of the building extension; the additional floorspace will allow more plant to be installed which will efficiently separate and sort a wide variety of material types (such as paper, card, plastics, metals and other recyclable products) with increased purity and recovery rates.
- 3.4. The site is currently consented to handle 300,000 tonnes of waste per annum and this proposal does not seek an increase in throughput of waste or vehicle movements from that currently permitted.

#### 4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
19/00056/WASFUL	Eastern extension to the existing operational waste transfer station as well as the establishment of an additional car park to the south of the internal access road	Approved 20/12/2019
19/00058/WASNMA	Non-Material Amendment to planning permission 16/00058/WASVOC for a revised site layout	Approved 20/12/2019
19/00004/WASFUL	Proposed extension to existing waste recycling building	Approved 03/05/2019
16/00058/WASVOC	Variations of conditions 7, 8 and 9 of planning permission 14/00096/WASFUL to extend operational hours and increase HGV movements	Approved 06/04/2017
16/00029/WASNMA	Non-Material Amendment to planning permission 14/00096/WASFUL for a revised site layout	Approved 03/08/2016
15/00062/WASNMA	Non-Material Amendment to planning permission 14/00096/WASFUL for an amended site layout	Approved 07/08/2015
14/00096/WASFUL	Waste transfer station, ready mix concrete plant and overnight parking of 15 HGVs	Approved 01/07/2015

- 4.2. The Waste Transfer Station was granted consent in 2015 for a new waste handling facility including the establishment of a recycling building located parallel with the western boundary of the site, which was modestly extended in 2019. The facility has permission to process up to 300,000 tonnes of waste per annum and is controlled by an environmental permit for the site which is enforced by the Environment Agency (except for the concrete batching plant which is regulated by West Northamptonshire Council Environmental Protection Team (Northampton Area)).

#### 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.

## Development Plan

- 5.2. The Development Plan comprises Northamptonshire Minerals and Waste Local Plan, adopted in 2017, and the West Northamptonshire Joint Core Strategy Local Plan (Part 1) (2014). The relevant planning policies of the statutory Development Plan are set out below:

### Northamptonshire Minerals and Waste Local Plan (2017)

- 5.3. The relevant policies of the NMWLP are:
  - Policy 10 - Northamptonshire's waste management capacity
  - Policy 11 - Spatial strategy for waste management
  - Policy 12 - Development criteria for waste management facilities (non-inert and hazardous)
  - Policy 13 - Locations for waste management facilities
  - Policy 18 - Addressing the impact of proposed minerals and waste development
  - Policy 23 - Layout and design quality

### West Northamptonshire Joint Core Strategy Local Plan (Part One) (2014)

- 5.4. The relevant policies of the WNJCS are:
  - Policy S10 - Sustainable development principles

## Material Considerations

- 5.5. Below is a list of the relevant Material Planning Considerations
  - **National Planning Policy Framework (NPPF)**, , sets out the Government's planning policies for England and how these are expected to be applied. National policy statements form part of the overall framework of national planning policy and are a material planning consideration in decisions on planning applications. A fundamental element of the NPPF establishes a presumption in favour of sustainable development; for decision taking, this means that proposals for development that accords with the development plan shall be approved without delay and those which conflict should be refused.
  - **National Planning Policy for Waste (NPPW)** was issued in October 2014 and sets out the Government's waste planning policies in England and this includes requiring waste planning authorities to consider the likely impact on the local environment and amenity when determining planning applications.

## 6. RESPONSE TO CONSULTATION

Consultation on the planning application took place from 07/01/2021 to 04/02/2021. Notification of the planning application was made to the relevant statutory consultees and also to the local councillors. The application was advertised by way of site notices and advertisement in the Northampton Chronicle and Echo on 07/01/2021. In addition, direct notifications were sent to 43 properties in the vicinity of the development. The following is a summary of the responses received during consultation on this application

and includes any modifications or changes to consultation responses as a result of further information. The consultation took place prior to local government reorganisation but the consultee names given below relate to the position post reorganisation. Full copies of responses can be made available to the committee members on request.

<b>Consultee Name</b>	<b>Comment</b>
WNC Northampton Area Planning	Originally raised the following concerns <ul style="list-style-type: none"> <li>• The proposed building brings activities closer to residential properties and as a result is likely to result in adverse harm on the amenities of the occupants in terms of noise, dust and odour</li> <li>• Insufficient information has been provided in respect of updated supporting assessments</li> </ul> But, following the submission of further information provided by the applicant regarding noise and dust, no objections were received from Northampton Area Planning.
WNC South Area Planning	No comments received.
WNC Northampton Area Environmental Protection	Insufficient information. Request a noise assessment to assess impacts on surrounding residential properties including an operational noise control scheme, and new/amended odour and dust control schemes. <i>Officer comment: Further information was subsequently provided by the applicant regarding noise and dust. Environmental Protection have no outstanding issues.</i>
WNC Towcester Area Environmental Protection	No objections subject to the building being operated in accordance with the planning conditions imposed by the original consent and any controls imposed by virtue of the environmental permit.
NNC Wellingborough Area Planning	No objections.
NNC Wellingborough Area Environmental Protection	No comments.
Ecton Parish Council	For aesthetic and noise pollution reasons there should be adequate screening between the buildings and Lower Ecton Lane which should be fully maintained in the future.
Cogenhoe and Whiston Parish Council	As the application is retrospective there is little point being consulted.
Brafield on the Green Parish Council	No objections.
Environment Agency (EA)	No objections. The EA provided advisory comments relating to permitting matters.
Lead Local Flood Authority (LLFA)	Initial response advised that there was insufficient information available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development. <i>Having reviewed the applicant's submitted information located within the Drainage Assessment version 1 dated May 2021, the LLFA considered the impacts of surface water drainage had</i>

	<i>been adequately addressed and have no further comments.</i>
Highways England	No comments.
Historic England	No comments received.
Natural England	No comments received.
Public Health England	No comments received.
Highway Authority	No objections.
County Traveller Unit	No comments received.
Northampton Partnership Homes	No comments received.
Councillor Danielle Stone (Castle Ward)	Objects due to the impact on the local environment, particularly vehicle movements, noise and air quality. The nearest neighbours are the travellers who suffer the most from negative impacts such as reverberations causing their dwellings to shake, dust pollution settling on cars, pollution settling on dwellings penetrating inside dwellings and vehicle movements making Ecton Lane very busy and dangerous for children walking to school.

## 7. RESPONSE TO PUBLICITY

7.1. A total of four representations have been received objecting to the application, one of which represents the views of all residents at Ecton Lane Park. The following is a summary of the third party and neighbour responses received at the time of writing this report. Full copies of responses can be made available to the committee members on request.

- Question why the application is 'retrospective' as the building structure is almost complete.
- Question whether the unit will operate 24/7.
- Concern about the exit/junction of large vehicles Ecton Lane/Crow Lane which is already a hazardous junction. Perhaps a 'No Right Turn' would help traffic flow?
- It is a large visible unit that can clearly be seen from many parts of Ecton and across the Nene Valley.
- The health and mental wellbeing of the nearest residents at Ecton Lane Park is being put at risk from the dust and pollution arising from existing site activities, especially in the summer months when it is dry and the dust travels and settles on and in our homes. The residents feel that the extension and having more of what is already affecting them, in addition to contaminated soil, asbestos etc, will only make their lives more unbearable and put their health at more risk.
- Cannot understand how the decision that existing activities on site are safe has come about when no tests have been undertaken.
- Residents of Ecton Lane Park have issues with their homes shaking due to the heavy traffic, which will be worse if the extension is approved. They also suffer from noise generated from the vehicles in and out of the site as well as the activities on site, which will also be worse if the extension is approved. There is no footpath so it is dangerous for the residents to walk to school, bus stops etc due to the heavy traffic which will again be made worse if the extension is approved.

- Concerns about dust and odour affecting nearby businesses as well as the high level of traffic that this may attract to the Causeway.
- Requirement for more tree screening between the site and Lower Ecton Lane. Once planted it should be a planning condition that it is maintained and managed

## **8. APPRAISAL**

8.1. The main issues to consider in determining this application are:

- Whether the proposals accord with the policies of the NPPF and the Development Plan
- Whether the impacts of the development are (or can be made) acceptable or would be significant enough to justify refusing the application. In particular the impacts on: amenity impacts (noise, odour, dust, air quality); traffic and highway amenity; and landscaping.

### Principle of Development

#### *National Planning Policy for Waste*

8.2. The National Planning Policy for Waste (NPPW) 2014 sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. This includes the delivery of sustainable development and helping to secure the re-use, recovery or disposal of waste in line with the principles of the waste hierarchy without endangering human health or harming the environment. The NPPW forms part of the overall national planning policy and is a material planning consideration in decisions on waste related planning applications.

8.3. The NPPW states that Waste Planning Authorities (WPA) should only expect applicants to demonstrate a quantitative or market need for waste management facilities where they are not consistent with an up-to-date Local Plan. The NPPW also requires the WPA to consider the environmental and amenity impacts, and concern themselves with implementing the planning strategy in the Local Plan and not with control of processes which are a matter for the pollution control authorities. Waste Planning Authorities should work on the assumption that relevant pollution control regime will be properly applied and enforced.

#### *Northamptonshire Minerals and Waste Local Plan 2017*

8.4. In terms of compliance with the Northamptonshire Minerals and Waste Local Plan (NMWLP), Policies 10 and 11 deal with the development of a sustainable network of waste management facilities able to meet the future waste capacity requirements and be appropriate for their location.

8.5. Policy 10 of the NMWLP sets out the indicative gaps in Northamptonshire's future waste management capacity and states that provision will come from a mix of extensions to existing sites, intensification or re-development of existing sites and new sites, providing they meet the spatial strategy for waste management and are assessed as meeting environmental, amenity and other requirements. The NMWLP also states that allocations for waste development will also contribute to meeting this provision. The extension to the waste recycling building is proposed by the applicant to not only assist in further controlling noise, dust and litter but also allow more plant to be installed which will efficiently separate and sort a wide variety of material types, the overall aim being to reduce the amount of material that needs to be sent to landfill. The proposal does not seek to undertake new operations within the extended building, or increase consented

input volumes or vehicles movements. The application site is allocated for integrated waste management use under Policy 13 of the NMWLP (as allocation WS1) and is one of only two such allocated sites within the plan. This therefore gives an in principle acceptance of waste development at this location. Furthermore, the Great Billing WTS is a committed site for waste use given that planning permission already exists for waste-related development here. The NMWLP is clear that proposals for extensions or change on committed sites must be in accordance with NMWLP policies, however it is accepted that being commitments confers a favourable status for continuation of a waste use where this meets the intent of the NMWLP strategy and policies, and is also in accordance with national planning policy.

- 8.6. With regard to Policy 11 of the NMWLP which deals with the spatial strategy for waste management, it is recognised that the majority of waste facilities should be sited within the central spine of the county, with most development concentrated in Northampton, Wellingborough, Kettering, Corby and Daventry. The application site is located within an existing waste management facility located on the edge of Northampton and in close proximity to the A45. Therefore, the development is considered to be in accordance with the spatial strategy and Policy 11 of the NMWLP.
- 8.7. Policy 12 of the NMWLP lists development criteria for assessing waste management facilities and requires waste development proposals to be in accordance with the spatial strategy for waste management, clearly establish a need for the facility, be in general conformity with the principles of sustainability, and facilitate the efficient collection and recovery of waste materials. The proposal complies with the spatial strategy and there is a need for the proposed extension to the waste recycling building to handle existing waste streams in a more efficient manner whilst increasing the recovery of waste materials for recycling which are currently being disposed of. Furthermore, the site has already proved sustainable (complies with the aims and objectives of the NMWLP) and waste will be imported/material exported for onward recycling in bulk loads minimising the transportation of material and ensuring the efficient collection and recovery of waste materials. Therefore, the development is considered to be in accordance with Policy 12 of the NMWLP.
- 8.8. Having regard to Policies 10, 11, 12 and 13 of the NMWLP, the principle of the development is considered to be clearly established and in accordance with the NMWLP. Consideration must also be given to the acceptability of the environmental, amenity and highway safety impacts of the development, as follows.

#### Amenity Impacts

- 8.9. Policy 18 of the NMWLP requires that proposals for waste development should demonstrate that any impacts associated with it such as noise and dust have been addressed to ensure that the environment and local amenity are protected. This is further supported by Policy 23 of the NMWLP which deals with the layout and design of waste development. Amenity policy is reinforced through Policy S10 of the West Northamptonshire Joint Core Strategy which states that development will 'minimise pollution from noise, air and run off'. It is necessary to consider therefore whether the proposals will be acceptable in terms of amenity impact having regard to the requirements of these policies.
- 8.10. Local residents including the occupiers of Ecton Lane Park have raised objections and concerns regarding the application. These relate to dust/air quality, noise, odour, HGV movements and working hours. Councillor Danielle Stone (Castle Ward, Northampton Borough Council and now West Northamptonshire Council) supported these objections and concerns. It's important to note that the boundary of the permitted site is not changed

by this application and therefore the site and the areas within the site where waste management operations can take place (and has previously) has not moved closer to the Ecton Lane Park resident's site.

#### *Dust/Air Quality*

- 8.11. Local residents of Ecton Lane Park and Councillor Stone have objected to dust impacts arising from the existing activities, especially during the summer months when it is dry, which they consider will be worsened by the proposals to extend the building.
- 8.12. The planning application is retrospective as the building extension was partially constructed at the time it was submitted and has now been completed and operational since early 2021. The applicant explains the extension enables the operations already permitted to be carried out within an enclosed environment which in their view can only reduce noise and dust emission levels. The proposal is not to introduce any new operations at the site.
- 8.13. A virtual meeting was held in early 2021 with a local resident of Ecton Lane Park (representing all residents of the traveller's site), , the EA, Northampton Area Environmental Protection, Councillor Stone and the applicant. Objections and concerns raised by residents of the traveller's site were discussed and in response to their concerns regarding dust the applicant agreed to undertake dust monitoring to determine both the quantity and the composition of any dust which may be generated from processes undertaken on site. The applicant identified four dust monitoring locations in the western section of the site in the vicinity of the extended recycling building, and installed Frisbee dust deposit gauges at each of these locations. The Frisbee gauge allows for a dust deposition rate to be calculated, which is a calculation of the mass of dust deposited per unit area, over a known period. The applicant provided dust monitoring information for three days in 2021 (31 March, 1 June and 29 October) which has been shared with the EA, Northampton Area Environmental Protection, the local resident and Councillor Stone.
- 8.14. The results indicate a wide range of dust deposition rates ranging from 1mg/m<sup>2</sup>/day to 52mg/m<sup>2</sup>/day. The EA's Ambient Air Monitoring Team inform us there are no statutory UK or European Community standards for the control of nuisance dust, however in the UK a 'custom and practice' guideline of 200mg/m<sup>2</sup>/day is generally used as an indicator of actionable dust nuisance. In terms of the amount of dust recorded at the four monitoring points, it is noted fairly low levels have been recorded given that 200mg/m<sup>2</sup>/day is generally used as an indicator of actionable dust nuisance. The highest level recorded was 52mg/m<sup>2</sup>/day at the monitoring point on the western site boundary to the south of the original recycling building in June, with the remaining results being considerably less/negligible. Following assessment of the dust monitoring data, the EA have confirmed they would not be requesting further information from the applicant at this stage based on the results. The EA would only request a Dust Management Plan if they substantiated that dust was an issue off site and/or likely to cause pollution. The local resident has been instructed to notify the EA as and when dust and air quality events of concern occur to enable them to be investigated in a timely manner. Northampton Area Environmental Protection note that the EA are not overly concerned by the levels recorded and are content to use their interpretation as they are the permit regulator for the site. No comments have been received from the local resident or Councillor Stone regarding the data.
- 8.15. In response to concerns raised at the virtual meeting in early 2021 regarding increased vehicle movements in the vicinity of Lower Ecton Lane and their emissions, it was decided the Northampton Area Environmental Protection Team would install two passive

nitrogen dioxide diffusion tubes in the locality to monitor vehicle related emissions from traffic on the local road network. One was installed next to the Home from Home Nursery on Crow Lane, and the other at the Lower Ecton Lane/Crow Lane junction. Raw data has been provided from June to October 2021, but we are advised it is not complete and subject to correction and therefore cannot currently be used to make comparisons to legal annual air quality objectives. The government have set a maximum annual average level of 40 micrograms per cubic metre of air (40mg/m<sup>3</sup>). The raw data ranges from 24.5mg/m<sup>3</sup> to 49.2mg/m<sup>3</sup>, however Environmental Protection advise they envisage the local final adjusted roadside levels at both locations will be below the annual air quality objective of 40mg/m<sup>3</sup> for nitrogen dioxide. As these two locations would represent worst-case roadside emissions, pollution levels attributed from the local road network on levels at the traveller site will most likely be well within legal levels due to the distance from Crow Lane. Whilst not directly relevant to this application, the nitrogen dioxide monitoring data is noted and provides valuable context to the site.

- 8.16. It is acknowledged that the recycling operations have the potential to emit dust and there are sensitive residential receptors in the vicinity of the site which could be affected by this. Having taken account of the submitted dust monitoring data, the responses from the relevant technical consultees, Councillor Stone and from members of the public (who raise concerns regarding dust and air quality in their representations), it is considered that subject to appropriate planning conditions the dust and air quality impacts would be low (the existing site is subject to an existing Dust Management Plan), can be managed to an acceptable level, and the development would be in accordance with Policy 18 of the NMWLP and the NPPW. Dust/air quality impacts are a responsibility of the EA as pollution control authority and are controlled under the environmental permit. In accordance with the National Planning Policy for Waste, the Waste Planning Authority should work on the assumption that the relevant pollution control regime will be properly applied and enforced.

#### *Noise*

- 8.17. Paragraph 185 of the NPPF states that planning decisions should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development, and avoid noise giving rise to significant impacts on health and the quality of life. Local residents and Councillor Stone have objected regarding concerns over noise impacts arising from proposed activities within the extended building.
- 8.18. Initial comments from the Northampton Area Environmental Protection Team requested a noise assessment be undertaken to assess the impacts on surrounding residential properties which, they note, should be an easy exercise given the retrospective nature of the application. Following agreement of the nature and scope of the assessment with Environmental Protection, the applicant submitted a noise assessment undertaken by a noise consultant to accompany the application. Noise monitoring took place during weekday periods at peak operational times, i.e. when most operations are taking place and thus likely to produce the highest noise levels. Two noise measurement positions were chosen: the north west corner of the site on the grass verge along Lower Ecton Lane; and the edge of the residential receptors to the north west off Lower Ecton Lane.
- 8.19. The survey results found that during the worst-case daytime and night-time periods, noise from the site was barely audible over road traffic sound at the nearest residential receptors. In fact, average ambient noise levels measured at the receptor (66 dB) were higher than those measured at the boundary of the site (64 dB) and therefore, no BS 4142 assessment was possible as it is not possible to discern the specific sound sources from the more dominant residual sound level. The noise consultant notes the measurements were conducted during a national lockdown when the site was operating

as normal, but road traffic was lower than normal. Therefore, they note the fact that site operations were not audible when traffic flows are lower than normal is a very good indication that during normal period with typical traffic flows, noise from the site will be masked further by road traffic noise. The noise consultant concludes that inaudibility for the majority of the time is a clear indication of no adverse impact. In coming to their conclusion they also note the impact the proposed extension would have on noise emanating from the site. Given the large area of external storage has been replaced and the building now acts as a noise barrier for external works central to the site, it would be expected that noise levels from the site would be lower than they previously were. Some operations may be taking place internally and closer to the receptors but the noise reduction provided by the building itself would afford at least 21 dB reduction to internal activities.

- 8.20. Following consideration of the noise information, and some further clarification of matters such as which plant/equipment were in use at the time of the survey, Northampton Area Environmental Protection considers that noise emissions from the plant/equipment within the new building are unlikely to affect residential amenity. The Officer notes the site has extremely high background noise levels from the road traffic, and as such any impact from the site plant is unlikely to be noticeable over the intended site use times.
- 8.21. The Environment Agency (EA) have been consulted and have no outstanding issues relating to noise impacts. Noise impacts are also a responsibility of the EA as pollution control authority and are controlled under the environmental permit.
- 8.22. It is acknowledged that the recycling operations have the potential to generate noise and there are sensitive residential receptors in the vicinity of the site which could be affected by this. Having taken account of the submitted noise information, the responses from the relevant technical consultees and from members of the public, it is considered that the noise impacts can be managed to an acceptable level in accordance with Policy 18 of the NMWLP and NPPW. Subject to conditions, including those relating to hours of operation and noise (including compliance with the approved Noise Management Scheme) relevant to the wider site, it is considered that there are no noise impacts which would justify refusal of this application.

#### *Odour*

- 8.23. Local residents and Councillor Stone have raised concerns regarding odour impacts arising from existing on site activities and proposed activities within the extended building. With regards to odour, the applicant states they operate a 'first in, first out' principle so as the oldest waste gets dealt with first and has less chance of producing an odour. By way of contingency the applicant have odour suppression systems (air spraying systems) that can be used should problematic waste streams arise. There is very little food waste that comes into Great Billing: 95% of the waste streams are construction wastes which do not create significant odour.
- 8.24. The EA have noted that odour from the waste treatment facility has not historically been an issue and it is likely that the activities contained within the extended building would reduce the risk still further. Similarly to dust and noise, the environmental permit condition relating to odour seeks to prevent emissions at a level likely to cause pollution beyond the site boundary, and would be addressed through the assessment and approval of an odour management plan. The Northampton Area Environmental Protection Officer agrees that a fully auditable and agreed odour management scheme would work if integrated into the permit, and then enforced as required. They consider this approach may give objectors confidence that an auditable agreed strategy is in place for dealing with odour events.

- 8.25. It is acknowledged that the recycling operations have the potential to generate a degree of odour and there are sensitive residential receptors in the vicinity of the site which could be affected by this, however historically odour has not been a significant issue at this site. Having taken account of the responses from the relevant technical consultees and from members of the public, it is considered that the odour impacts can be managed to an acceptable level in accordance with Policy 18 of the NMWLP and NPPW. Subject to conditions, including those relating to odour (compliance with the approved Odour Management Scheme) relevant to the wider site, it is considered that there are no odour impacts which would justify refusal of this application.
- 8.26. The potential amenity impacts relating to dust/air quality, noise and odour have been carefully considered having regard to comments received from statutory consultees and local residents. WNC Northampton Area Planning (prior to local government reorganisation) raised concerns regarding potential amenity impacts based on advice from Environmental Protection colleagues. WNC Northampton Area Environmental Protection have no outstanding concerns as explained in Section 8 of this report. The statutory consultees have no outstanding objections or issues and it is considered there are no impacts which would justify refusal of the application, subject to appropriate conditions. In accordance with the NPPW the Waste Planning Authority should work on the assumption that the relevant pollution control regime will be properly applied and enforced. In terms of the EA's future involvement with the site as the pollution control authority, their routine regular compliance inspections will continue (minimum annual visits), and any additional investigation or pro-active monitoring would be triggered by reports of specific incidents of pollution either from the residents of Ecton Lane Park, or elsewhere, via the EA's Incident Hotline number. Details of how to contact the EA in this way have been given to the residents of Ecton Lane Park for future reference. The EA's most recent routine compliance inspection was carried out in January 2022 at which a dust/odour/noise assessment along Ecton Lane was carried out prior to the site visit, the result being no issues to report.

#### Other Matters

##### *Traffic and Highway Safety:*

- 8.27. Concerns have been expressed by local residents and Councillor Stone over the potential traffic and highway safety impacts along Ecton Lane of the proposed development. These concerns are noted however no change to the permitted maximum annum throughput and related HGV traffic numbers is proposed and the Highway Authority has not objected to the development. There is a planning condition which restricts HGV traffic numbers which will apply to the whole site. The total number of HGV movements are restricted to 480 movements (240 in and 240 out) per day Mondays to Saturdays, 40 movements (20 in and 20 out) per day Sundays and Public Holidays, and an additional 50 movements (25 in and 25 out) for 20 days per annum in association with the concrete batching plant operations.

##### *Landscaping:*

- 8.28. Ecton Parish Council and local residents have suggested more screening along the northern side of the site to help with aesthetics and noise control. The applicant does not however consider there are any suitable locations as to where additional meaningful tree planting can be undertaken. The scheme previously approved and implemented involved the extension and widening of an existing embankment which was tree planted. The internal Natural Environment Advisor concurs that adding more to the existing would just result in congestion as the vegetation grows. The existing planting needs time to

establish. The applicant also points out that bearing in mind Ecton village occupies a more elevated position compared with the site, it's unclear whether any screen/hedge will provide any further effective screening of the building. It is not considered any additional planting is required, and a condition requiring the existing landscaping is appropriately maintained is included in planning permission 19/00056/WASFUL.

## **9. FINANCIAL CONSIDERATIONS**

9.1. None.

## **10. PLANNING BALANCE AND CONCLUSION**

10.1. The proposal is to seek retrospective planning permission for an extension to the waste recycling building making it approximately double the size. The applicant has built the extension and it has been in use since early 2021. The applicant has confirmed that no additional operations are proposed to take place within the new extension; the additional floorspace will allow more plant to be installed which will be used to separate and sort a wide variety of material types with increased purity and recovery rates. The site is currently consented to handle 300,000 tonnes of waste per annum and this proposal does not seek an increase in throughput of waste or vehicle movements from that currently permitted.

10.2. The principle of the proposed development is considered to be acceptable in accordance with Policies 10, 11, 12 and 13 of the Northamptonshire Minerals and Waste Local Plan and National Planning Policy for Waste. The objections raised by Northampton Area Environmental Protection, local residents and Councillor Stone regarding adverse amenity impacts such as noise, dust and odour have been considered carefully with the Environment Agency but these impacts can be mitigated and controlled by planning conditions and the environmental permit and would not justify refusal of the application. There are no outstanding objections to the application by the statutory consultees and it is considered that, subject to the imposition of suitable planning conditions to control and mitigate the development, there are no significant issues which would justify refusal of the application. The performance of the operator will be controlled by the Environment Agency through the environmental permit and in accordance with the National Planning Policy for Waste, the Waste Planning Authority should work on the assumption that the relevant pollution control regime will be properly applied and enforced.

10.3. The application has been assessed in relation to the Development Plan policies listed in section 5 of this report and the proposed development is considered to be acceptable having regard to Policies 10, 11, 12, 13, 18, and 23 of the Northamptonshire Minerals and Waste Local Plan and Policy S10 of the West Northamptonshire Joint Core Strategy and there are no justifiable reasons for refusal.

## **11. RECOMMENDATION / CONDITIONS AND REASONS**

11.1. That planning permission is granted subject to following conditions:

### **Time Limit**

1. The development to which this permission relates has begun.

### **Scope of Permission**

2. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

*Planning Documents*

- Application Forms dated 27 November 2020
- Planning and Supporting Statement dated December 2020

*Drawings*

- Drawing No. G15/10/20/01 Location Plan
- Drawing No. G15/10/20/02 Revised Site Layout Plan
- Drawing No. G15/10/20/03 Proposed Extension Elevations

*Supporting/Technical Information*

- Drainage Assessment dated May 2021, Version 1, prepared by Amber Planning
- Noise Compliance Testing dated 26 February 2021, prepared by e3p

Reason: To define the scope of the permission and in the interests of clarity.

**Noise**

3. Compliance with the approved Noise Monitoring Scheme (Discharge of Conditions 15, 16, 20, 23, 26, 27 and 30 of Consent No. 19/00056/WASFUL, dated February 2020) approved 5 March 2020, shall apply to the extended building hereby permitted. The Scheme shall be implemented in full and maintained thereafter along with any subsequent remedial measure agreed under the requirements of condition 7 of this permission by the Waste Planning Authority.

Reason: In the interests of amenity protection having regard to Policy 18 of the NMWLP (2017).

**Dust**

4. Compliance with the approved Dust Action Plan ((Discharge of Conditions 15, 16, 20, 23, 26, 27 and 30 of Consent No. 19/00056/WASFUL, dated February 2020) approved 5 March 2020, shall apply to the extended building hereby permitted. The Plan shall be implemented in full and maintained thereafter along with any subsequent remedial measure agreed under the requirements of condition 7 of this permission by the Waste Planning Authority.

Reason: To protect the local amenity interests and human health risks, in particular relating to nearby residential occupiers having regard to Policy 18 of the NMWLP (2017).

**Odour**

5. A revised Odour Management Plan covering the extended Great Billing Waste Transfer Station to control odour shall be submitted for approved in writing by the Waste Planning Authority within 3 months of the date of this permission. The plan as approved shall thereafter be implemented and maintained, along with any subsequent remedial measure agreed under the requirements of condition 7 of this permission by the Waste Planning Authority.

Reason: To protect the local amenity interests and human health risks, in particular to nearby residential occupiers having regard to Policy 18 of the NMWLP (2017).

### **External Lighting**

6. No external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the Waste Planning Authority. The scheme shall include a layout plan that covers all new proposed external lighting and details the proposed beam orientation (away from the perimeter vegetation to keep the dark corridors for any commuting or foraging bats) and schedule of equipment in the design, including luminaire type, mounting height, aiming angles and luminaire profiles. In addition a lighting contour map shall be submitted along with detail of the proposed operating hours for the lighting and how these would be controlled. The approved scheme shall be installed, maintained and operated in accordance with the approved details for the lifetime of the development.

Reason: In the interests of amenity, ecology, site security and sustainability having regard to Policy 18 of the NMWLP (2017).

### **Complaints**

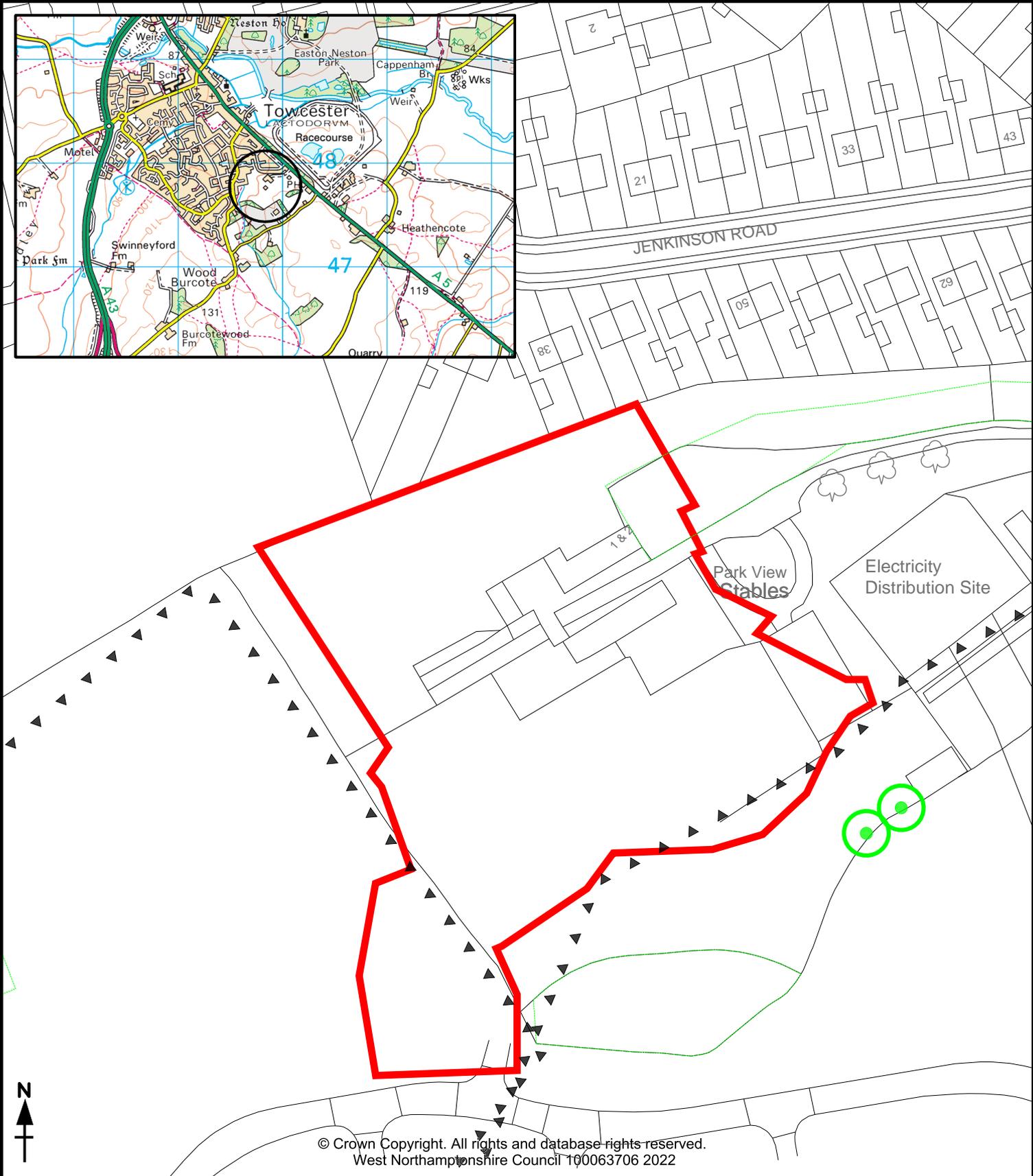
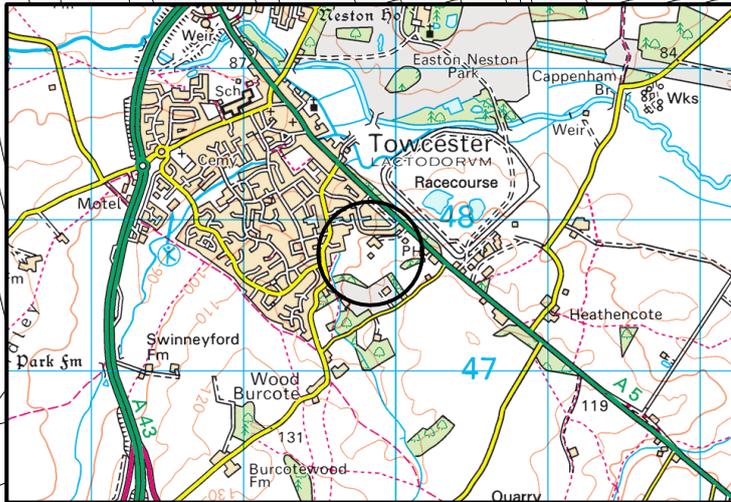
7. In the event that any complaints regarding odour, noise, lighting and/or dust are received by the Waste Planning Authority from any sensitive receptor, and thereafter notified to the operator, an assessment of the complaint shall be undertaken by the operator. A report on the findings with, proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures and works to be undertaken shall be submitted to the Waste Planning Authority for agreement in writing no later than five working days from the receipt of the complaint, unless a later date is otherwise agreed in writing by the Waste Planning Authority. The remedial measures agreed in writing shall thereafter be implemented and maintained thereafter.

Reason: In the interests of amenity protection having regard to Policy 18 of the NMWLP (2017).

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**Application Number:** WNS/2022/0173/MAR

**Parish:** Towcester CP



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West Northamptonshire Council 100063706 2022

Town/Village: Towcester

Site Area: 1.1325 Ha

Grid Location: SP 69826 47783

Map Scale: 1:1250



Site



Site of Archaeological Asset



Tree Preservation Order - Single



Tree Preservation Order - Group

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**Application Number:** WNS/2022/0173/MAR

**Location:** Land at Towcester Vale Towcester (H9)

**Proposal:** Reserved Matter Application for 27 units including conversion of existing stables on parcel H9. (part phase 2) (pursuant to outline planning permission S/2007/0374/OUTWNS) The outline application was accompanied by an Environmental Statement

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**Applicant:** Persimmon Homes

**Agent:**

**Case Officer:** Daniel Callis

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**Ward:** Towcester and Roade

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**Reason for Referral:** Major development

**Committee Date:** 11<sup>th</sup> April 2022

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

### **RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS/AND SUBJECT TO A S106 LEGAL AGREEMENT**

#### **Proposal**

The application is for reserved matters for 27 units on parcel H9, which is within phase 2 of the SUE. The proposal also includes the conversion of the existing Park View Stables building into 2 dwellings.

There is a small piece of public open space directly in front of the stable building, as well as a 6m-wide easement along the northern edge of the site (relating to existing high voltage power cables).

#### **Consultations**

The following consultees have raised **objections** to the application:

- Anglian Water

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

- Towcester Town Council, WNC Highways, WNC Strategic Housing, WNC Environmental Protection, WNC Archaeology, WNC Building Control

The following are yet to comment on the application:

- Lead Local Flood Authority WNC Ecology, WNC Planning Policy, Crime Prevention Design Advisor

One letter of objection 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:

- Design and compliance with the Design Code
- Highway Safety, parking and access
- Heritage impacts (non-designated heritage asset)
- Impact upon drainage and flooding
- Impact upon protected species
- Impact upon residential amenity (neighbours and units within the site)

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 relates to the sustainable urban extension (SUE) on the southern side of the town, which in total extends to an area of 180 hectares. The SUE is bounded to the east by the A5, to the west by the A43, and to the north by the existing built development of Towcester. The SUE also adjoins the hamlet of Wood Burcote. To the south of the SUE lies open countryside.
- 1.2 The site itself comprises one parcel (or sub-phase) of within the SUE. This sub-phase occupies an area on the northern edge of the site, adjacent to the existing properties in Jenkinson Road.
- 1.3 The site contains the remaining (principal) building from the Park View Stables complex (considered a non-designated heritage asset). The other buildings that formed the complex have been demolished.
- 1.4 The application is for all reserved matters (appearance, landscaping, layout and scale) within the area lined in red.

### **2. CONSTRAINTS**

- 2.1. The application site is within 2km of three Local Wildlife Sites.
- 2.2. The site is in an area of archaeological interest.

### **3. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1. The application is for reserved matters for 27 units on parcel H9, which is within phase 2 of the SUE. The proposal includes the conversion of the existing Park View Stables building into 2 dwellings.
- 3.2. There is a small piece of public open space directly in front of the stable building, as well as a 6m-wide easement along the northern edge of the site (relating to existing high voltage power cables).
- 3.3. The proposed housing mix is a variety of 2, 3 and 4 bed units.
- 3.4. The proposal includes no affordable units (the outline permission required 10% affordable, which would equate to 2.7(3) units on this parcel).
- 3.5. *Timescales for Delivery:* The development of this parcel of land is considered to follow on seamlessly from current development elsewhere on site.

**4. RELEVANT PLANNING HISTORY**

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

Application Ref.	Proposal	Decision
S/2007/0374/OUT WNS	Outline planning application or the creation of a new mixed use neighbourhood at Towcester comprising: 2750 homes; employment land to support B1, B2 and B8 uses; a main Local Centre (food store, retail units, public house/restaurant, doctors surgery/medical centre, nursery/crèche and community hall); a support local centre (corner shops, takeaways); mixed use commercial area to accommodate Class C1 Hotel with conference and leisure facilities; two new primary schools; areas of public open space and strategic landscaping, incorporating new formal Sports Pitches, and combined community facility and Pavilion and parking and new allotments; the provision of the Towcester Relief Road connecting the A5T to the A43T; surface water/flood management works and necessary related engineering works for drainage and services	APPROVED March 2015

**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.

## **Development Plan**

- 5.2. 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 15<sup>th</sup> December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted South Northamptonshire Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

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

- 5.3. The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S2 - Hierarchy of Centres
- S3 - Scale and Distribution of Housing Development
- S5 - Sustainable Urban Extensions
- S6 - Phasing of Housing Development
- S10 - Sustainable Development Principles
- S11 - Low Carbon and Renewable Energy
- C1 - Changing Behaviour and Achieving Modal Shift
- C2 - New Developments
- C5 - Enhancing Local and Neighbourhood Connections
- RC2 - Community Needs
- H1 - Housing Density and Mix and Type of Dwellings
- H2 - Affordable Housing
- H4 - Sustainable Housing
- BN2 - Biodiversity
- BN5 - The Historic Environment
- BN7a – Water infrastructure
- BN7 - Flood Risk
- BN9 - Planning for Pollution Control
- BN10 - Ground Instability
- INF1 - Approach to Infrastructure Delivery
- INF2 - Contributions to Infrastructure Requirements
- T1 - Spatial Strategy for Towcester
- T3 - Towcester South Sustainable Urban Extension
- T4 - Transport Improvements for Towcester

### South Northamptonshire Local Plan (Part 2) (LPP2)

- 5.4. The relevant policies of the LPP2 are:

- POLICY SS1: The settlement hierarchy
- POLICY SS2: General development principles
- POLICY LH8: Affordable housing
- POLICY SDP3: Health facilities and wellbeing
- POLICY INF1: Infrastructure delivery and funding
- POLICY INF3: Education facilities
- POLICY INF4: Electric vehicle charging points
- POLICY GS1: Open space, sport and recreation
- POLICY HE1: Significance of heritage assets
- POLICY HE2: Scheduled ancient monuments and archaeology

- POLICY HE7: Non-designated heritage assets
- POLICY HE3: Historic parks and gardens
- POLICY NE3: Green infrastructure corridors
- POLICY NE4: Trees, woodlands and hedgerows
- POLICY NE5: Biodiversity and geodiversity

### Material Considerations

5.5. Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- SNC adopted supplementary planning guidance (SPGs) and documents (SPDs)
- Towcester South Design Code (residential phases 1-5): The outline planning permission required the approval of a Design Code for all phases of development within the SUE. The Design Code approved on 18th March 2016 (ref: S/2016/0061/COND) covers phases 1-5 of the SUE, including all of the current reserved matters proposals.
- Towcester Masterplan: The Council adopted the Towcester Masterplan in March 2011. The Masterplan identifies the application site as one of the Key Opportunity Sites in the town (Site TE – Towcester South and Site TH – Southern Gateway) to bring forward a mixed-use development of housing and employment of up to 3300 houses and 3000 jobs.

## 6. RESPONSE TO CONSULTATION

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, via the online Planning Register.

Consultee Name	Position	Comment
Towcester Town Council	No objection	Would like to see the retention of any affordable housing within Parcel H9 secured as such, in perpetuity, via S106 Agreement
WNC Environmental Protection	No objection	Make comments relating to air quality and the provision of EV charging  <i>(Officer note: these matters would have been considered at outline stage and it is not possible to add conditions requiring EV at reserved matters stage)</i>
WNC Strategic Housing	No objection	Note that there are no affordable units proposed on this parcel. However, raise no objection as the shortfall can be easily made up on future parcels.
WNC Archaeology	No objection	Recommend that the stable building be fully recorded prior to conversion.
WNC Planning Policy		No response yet received.
WNC Ecology		No response yet received.
WNC Heritage	No objection	Although there are some minor changes to the principal elevation of the stable block,

		they are sympathetic and maintain its character. There are more alterations to the rear. However, the random positioning of the proposed new openings is considered to largely maintain the informality of this elevation.
WNC Building Control	No objection	All surface water to soak away. Fire Vehicle Access to be Ascertained. Radon protection to be ascertained.
Anglian Water	Objection	The impact upon foul and surface water drainage networks has not been adequately addressed at this stage.
Lead Local Flood Authority		No response yet received.
Crime Prevention Design Advisor		No response yet received.

## 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. There has been one objection, raising the following comments:

- Don't see the need for so many houses in such a green space.
- The area around Park View Stables is abundant with wildlife, such as foxes, owls and red kites
- Towcester is struggling with pollution, traffic jams

## 8. APPRAISAL

### Design and compliance with Design Code

- 8.1. The proposed scheme utilises house types already widely approved on previous phases/parcels of the development. These fully comply with the Design Code, represent a high standard of design and are acceptable.
- 8.2. The overall layout is well designed, providing positive connectivity between streets and clear legibility.
- 8.3. The retention of the existing historic stable block is a positive aspect of the scheme that will mean the remaining heritage on this part of the site is preserved for future generations. It is unfortunate that a large proportion of the historic complex has been demolished due to structural instability. However, the proposed scheme makes a feature of the preserved building and the conversion into 2 dwellings is considered to be proportionate and sympathetic to ensure the character of the building is retained in the long term.
- 8.4. At the time of writing this report, amended plans are awaited from the applicant to address a few minor issues. An update will be provided at the Committee meeting.

#### Highway Safety, parking and access

- 8.5. The parking provision fully complies with the approved Design Code and means that adequate parking will be provided. The parking is all arranged in a manner convenient to future occupants, thereby minimising inconsiderate on-street parking or parking congestion.
- 8.6. The Local Highway Authority have made a small number of comments about road surfacing, shared driveway widths, etc. which will be resolved through amended plans and/or the proposed conditions.

#### Heritage Impact (non-designated heritage asset)

- 8.7. The stable building associated with the former Park View House, a gothic revival property (long since demolished), has previously been identified as a non-designated heritage asset and its retention and reuse sought as part of the overall development of Towcester South.
- 8.8. Regrettably, a castellated element of this building (at the east end), which reflected some of the exuberance of the main house, was in a perilous state and its demolition was agreed last year. The second stable block (immediately to the north of the main block) was also considered to contain instable elements and not considered viable to retain and reuse. The demolition of this block was also reluctantly agreed. This now leave the main stable block with cupola (timber louvred roof feature) as the only remaining element of the former country house. The building is in a poor state of repair and urgently requires investment to prevent deterioration accelerating.
- 8.9. The proposed scheme removes some modern unsightly additions on the southern (rear) elevation, reinstating the original linear form. The proposed conversion (into 2 dwellings) involves some minor changes to the principal elevation, which are sympathetic and maintain the building's character. There are more extensive alterations to the rear (creation of new openings). However, the random positioning of the proposed new openings is considered to largely maintain the informality of this elevation.
- 8.10. Overall, the retention of the building and its sensitive conversion to a new residential use is considered to help sustain the significance of this non-designated heritage asset and put it to a new viable use that ensures its future. The scheme also makes a positive feature of the building and brings this non-designated heritage asset into the public realm (it has historically been on private land with no public access), helping to increase the community's awareness and appreciation of it and the site's history.
- 8.11. As a result, the proposal is considered to comply with para 203 of the NPPF, Policy HE7 of the LPP2 and Policy BN5 of the LPP1.

#### Impact upon drainage and flooding

- 8.12. Anglian Water have responded to state that the submission does not adequately address foul and surface water drainage at this stage. Comments from the Lead Local Flood Authority are also awaited.
- 8.13. Both foul and surface water drainage are already covered by conditions on the outline permission, which require the approval of details separate to this reserved matters application. The development on this parcel would feed into the site-wide drainage systems, which have been designed to accommodate the anticipated flows.

### Impact on Protected Species

- 8.14. Ecological mitigation site-wide is covered by a condition on the outline planning permission. The proposal should ensure that it accords with the detailed mitigation measures and enhancements outlined in the Environmental Statement and Green Infrastructure Strategy that was submitted with the outline application and the approved site wide Ecological Mitigation and Enhancement Plan (EMP) by BSG ecology dated 22nd May 2017.
- 8.15. As comments from WNC Ecology are still awaited, an update will be provided at the Committee meeting.

### Impact upon residential amenity (neighbours and units within the site)

- 8.16. The nearest existing neighbouring properties are No. 34, 36 and 28 Jenkinson Road, to the north, which back onto the site. These dwellings are roughly 12m-13m from the site boundary. The 7m-wide easement along the north site boundary means that the closest proposed dwelling (plot 16) is at least 18m from any of the existing neighbours.
- 8.17. The site adjacent to the northern boundary is relatively flat, meaning that the proposed dwellings would be constructed on a slab level not dissimilar to the properties in Jenkinson Road.
- 8.18. Plot 16 would also be built at 90 degrees to the neighbours, with only a ground floor Living Room window facing towards the neighbours.
- 8.19. Although the proposed development will clearly change the outlook from the rear of the properties in Jenkinson Road, given the separation distances, the proposed development is not considered to cause any significant or undue harm to amenity, either by loss of light (the distance is comfortably greater than the 12m required in the SNC Design Guide), overbearing effect, or loss of privacy (the SNC Design Guide requires a minimum of 18m, and only a ground floor window is proposed).
- 8.20. Within the site itself, all units are provided with adequate privacy and a suitable private garden, commensurate with the size of unit served.

## **9. FINANCIAL CONSIDERATIONS**

- 9.1. CIL is not applicable to this development, as the outline permission pre-dates the implementation of CIL.

## **10. PLANNING BALANCE AND CONCLUSION**

- 10.1. The application comprises the reserved matters for a sub-phase of 27 dwellings within the SUE.
- 10.2. The proposal is in general accordance with the approved Design Code for the respective phase of the sustainable urban extension. The house types all accord with the dimensions and characters set out in the Code, as does the parking provision, road hierarchy and road dimensions.
- 10.3. The architectural detailing of the house types is also in general accordance with the Code.

- 10.4. The proposal is considered to incorporate a suitable means of access and movement, as well as give suitable regard to trees and hedges, ecology, flooding and residential amenity.
- 10.5. The retention and sympathetic conversion of the historic stable block (Park View Stables) as 2 dwellings means that this building will be given a new use that will ensure it has a sustainable future.
- 10.6. Overall, therefore, the proposal is considered acceptable, to accord with the Development Plan, and is recommended for approval.

## **11. RECOMMENDATION / CONDITIONS AND REASONS**

- 11.1. Detailed recommendation here and full list of conditions and reasons here

### **RECOMMENDATION – DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PERMISSION SUBJECT TO:**

- 1. NO OBJECTIONS FROM THE LEAD LOCAL FLOOD AUTHORITY, WNC ECOLOGY, THE CRIME PREVENTION DESIGN ADVISOR AND**
- 2. SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)**

### CONDITIONS

#### TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

#### **Approved plans**

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

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

#### **Levels**

2. No development shall take place until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent land and road levels have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be constructed in accordance with the approved levels.

Reason : In order to safeguard the visual amenities of the area in accordance with advice within Section 12 of the National Planning Policy Framework. This

information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

#### CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

##### **Building recording**

3. No development shall take place on plots 20 and 21 (Park View Stables) until the applicant (or their agents or successors in title) has submitted to and had approved in writing by the local planning authority a programme of archaeological work consisting of a written scheme of investigation for a level 3 Building Recording and a timetable for that work. The development shall thereafter proceed in accordance with the approved written scheme of investigation and timetable. Within 6 months of the completion of the archaeological work the applicant (or their agents or successors in title) shall submit the Building Recording report to the local planning authority for its written approval together with details of the store at which this is to be deposited.

Reason: To secure the provision of archaeological investigation and subsequent recording, to comply with Government advice in the National Planning Policy Framework (NPPF) (Section 16). This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

##### **Boundary treatments**

4. No dwelling shall be constructed above slab level until full details of the enclosures along all boundaries and within the site (including how they respond to changes in ground level) have been submitted to and approved in writing by the Local Planning Authority and such means of enclosure, in respect of those dwellings which it is intended shall be screened, shall be erected prior to the first occupation of those dwellings.

Reason : To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

##### **Stone panel**

5. The external walls of the dwellings to be faced with stone shall be constructed in natural limestone which shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the

stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

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 Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

### **Brick samples**

6. Samples of the bricks to be used in the construction of the walls of the dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

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 Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

### **Roofing materials**

7. Samples of the tiles/slates (including ridge tiles) to be used in the covering of the roof of the dwelling(s) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

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 Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

### **External lighting**

8. No dwelling shall be constructed above slab level until details of the external lighting (street lighting and any lighting to shared driveways, parking courts and public open space), including the design, position, orientation and any screening of the lighting, has been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Architectural detailing**

9. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the dwellings, including the windows, doors, cills, heads/lintels, door surrounds, chimneys, porches, bays, dormers, eaves and verge treatments shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Meter boxes**

10. Full details of the siting, appearance and colour of any electricity or gas supply meter housings to be located on the external elevations of the buildings shall be submitted to and approved by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Parking provision**

11. The garages/parking spaces/turning areas shown on the approved plan(s) shall be constructed, drained, surfaced and completed in accordance with details that have been previously submitted to and approved in writing by the Local Planning Authority before the dwelling is occupied and shall not thereafter be used for any purpose other than the garaging parking/turning of private motor vehicles.

Reason : In the interests of highway safety, to ensure the provision of adequate off-street car parking and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Surfacing**

12. Prior to the construction of any building above slab level, details of the proposed materials for the surfacing of the parking courts, mews streets, driveways and shared manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason : In the interests of highway safety and visual amenity and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Shared driveway dimensions**

13. Prior to first occupation of any dwelling hereby permitted that is accessed via a shared drive, the respective shared drive shall be a minimum width of 4.5m for a distance of at least 10 metres from the highway boundary and the maximum gradient over that distance shall not exceed 1 in 15.

Reason : To ensure that an adequate and safe access is provided to the site in accordance with policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Alley gates**

14. Prior to the first occupation of the respective dwellings, all private access alleyways to rear gardens (including individual and shared alleyways) shall be gated with a 1800mm tall gate at the end nearest the highway/shared parking court and shall be lockable/un-lockable from both sides using a mortice lock.

Reason : In the interest of security and crime prevention and in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Handrails**

15. Should any handrails be required to facilitate pedestrian access to any building hereby permitted (to accord with the Building Regulations), details of the location, height, design and material of the handrail(s) should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that work. The handrails shall thereafter be carried out in accordance with the details hereby approved.

Reason: In the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION

### **Landscaping maintenance**

16. 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 occupation of the respective building(s), or in accordance with any other program of landscaping works previously approved in writing by the Local Planning Authority 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 Policy SS2 of the South Northamptonshire Part 2 Local Plan.

**Black door frames (respective plots only)**

17. All plots to be fitted with black windows shall also have a black frame to all their external doors, which shall be fitted prior to first occupation of the respective dwelling.

Reason: In the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

**Removal of PD – alterations to Park View Stables**

18. Notwithstanding the provisions of Classes A-D (inc) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no enlargement, alteration or improvement of the dwellinghouses on plots 20 and 21 (Park View Stables) shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason : Taking into account the sensitivity of the building it is considered to be in the public interest to ensure the merits of future proposals can be assessed by the Local Planning Authority so that visual amenity is conserved and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan and Section 12 of the National Planning Policy Framework.

**Removal of PD – boundaries**

19. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) and the means of enclosure approved by this application, no gate, fence, wall or other means of enclosure shall be altered, erected, constructed or placed on plots 1, 3-6, or 12-26 that is forward of the principal elevation (or the flank wall of a dwelling at the junction of two roads or a road and shared private drive) at any time, without the prior express planning permission of the Local Planning Authority.

Reason : In order to retain the open character of the development and area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

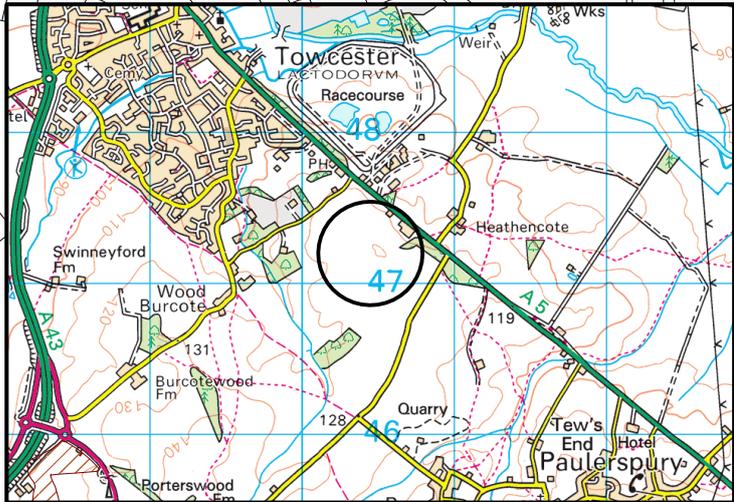
INFORMATIVES:-

1. Your attention is drawn to the planning obligation that was entered into in accordance with S106 Town and Country Planning Act 1990 prior to the grant of the respective outline planning permission.
2. Your attention is drawn to the need to comply with the conditions imposed on the outline planning permission [Ref No. S/2007/0374/OUTWNS]

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**Application Number:** WNS/2022/0179/MAR

**Parish:** Towcester CP



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West Northamptonshire Council 100063706 2022

Town/Village: Towcester



Site

Site Area: 1.5670 Ha

Grid Location: SP 70448 47199

Map Scale: 1:1250

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**Application Number:** WNS/2022/0179/MAR

**Location:** Land at Towcester Vale Towcester H12

**Proposal:** Reserved Matter Application for 52 units including conversion of existing stables on parcel H12. (part phase 2).(pursuant to outline planning permission (S/2007/0374/OUT) The outline application was accompanied by an Environmental Statement

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**Applicant:** Persimmon Homes Midlands

**Agent:**

**Case Officer:** Daniel Callis

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**Ward:** Towcester and Roade

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**Reason for Referral:** **Major Development**

**Committee Date:** 11<sup>th</sup> April 2022

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

### **RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS**

#### **Proposal**

The application is for reserved matters for 52 units on parcel H12, which is within phase 2 of the SUE. This parcel of land does not include any open space.

#### **Consultations**

The following consultees have raised **objections** to the application:

- N/A

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

- Towcester Town Council, WNC Strategic Housing, WNC Environmental Protection, WNC Planning Policy, WNC Ecology, Crime Prevention Design Advisor, WNC Building Control, Anglian Water

The following are yet to comment on the application:

- WNC Highways, Lead Local Flood Authority

No third party representations 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:

- Principle of Development

- Highway Safety

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 relates to the sustainable urban extension (SUE) on the southern side of the town, which in total extends to an area of 180 hectares. The SUE is bounded to the east by the A5, to the west by the A43, and to the north by the existing built development of Towcester. The SUE also adjoins the hamlet of Wood Burcote. To the south of the SUE lies open countryside.
- 1.2 The site itself comprises one parcel (or sub-phase) of within the SUE. This sub-phase occupies an area just to the south of the completed area to the east of the recently built primary school.
- 1.3 The application is for all reserved matters (appearance, landscaping, layout and scale) within the area lined in red.

### **2. CONSTRAINTS**

- 2.1. The application site is within 2km of three Local Wildlife Sites.
- 2.2. The site is in an area of archaeological interest.

### **3. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1. The application comprises all the reserved matters for 52 dwellings within part of phase 2 of the SUE (as defined on the Phasing Parameter Plan – P.0329\_76K-7).
- 3.2. The proposed housing mix is a variety of 2, 3 and 4 bed units.
- 3.3. The proposal includes 12 affordable units.
- 3.4. *Timescales for Delivery:* The development of this parcel of land is considered to follow on seamlessly from current development elsewhere on site.

### **4. RELEVANT PLANNING HISTORY**

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

Application Ref.	Proposal	Decision
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S/2007/0374/OUT WNS	Outline planning application or the creation of a new mixed use neighbourhood at Towcester comprising: 2750 homes; employment land to support B1, B2 and B8 uses; a main Local Centre (food store, retail units, public house/restaurant, doctors surgery/medical centre, nursery/crèche and community hall); a support local centre (corner shops, takeaways); mixed use commercial area to accommodate Class C1 Hotel with conference and leisure facilities; two new primary schools; areas of public open space and strategic landscaping, incorporating new formal Sports Pitches, and combined community facility and Pavilion and parking and new allotments; the provision of the Towcester Relief Road connecting the A5T to the A43T; surface water/flood management works and necessary related engineering works for drainage and services	APPROVED March 2015
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## 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.

### Development Plan

- 5.2. 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 15<sup>th</sup> December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted South Northamptonshire Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

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

- 5.3. The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S2 - Hierarchy of Centres
- S3 - Scale and Distribution of Housing Development
- S5 - Sustainable Urban Extensions
- S6 - Phasing of Housing Development
- S10 - Sustainable Development Principles
- S11 - Low Carbon and Renewable Energy
- C1 - Changing Behaviour and Achieving Modal Shift
- C2 - New Developments
- C5 - Enhancing Local and Neighbourhood Connections

- RC2 - Community Needs
- H1 - Housing Density and Mix and Type of Dwellings
- H2 - Affordable Housing
- H4 - Sustainable Housing
- BN2 - Biodiversity
- BN5 - The Historic Environment
- BN7a – Water infrastructure
- BN7 - Flood Risk
- BN9 - Planning for Pollution Control
- BN10 - Ground Instability
- INF1 - Approach to Infrastructure Delivery
- INF2 - Contributions to Infrastructure Requirements
- T1 - Spatial Strategy for Towcester
- T3 - Towcester South Sustainable Urban Extension
- T4 - Transport Improvements for Towcester

#### South Northamptonshire Council Local Plan (Part 2) (LPP2)

5.4. The relevant policies of the LPP2 are:

- POLICY SS1: The settlement hierarchy
- POLICY SS2: General development principles
- POLICY LH8: Affordable housing
- POLICY SDP3: Health facilities and wellbeing
- POLICY INF1: Infrastructure delivery and funding
- POLICY INF3: Education facilities
- POLICY INF4: Electric vehicle charging points
- POLICY GS1: Open space, sport and recreation
- POLICY HE1: Significance of heritage assets
- POLICY HE2: Scheduled ancient monuments and archaeology
- POLICY HE3: Historic parks and gardens
- POLICY NE3: Green infrastructure corridors
- POLICY NE4: Trees, woodlands and hedgerows
- POLICY NE5: Biodiversity and geodiversity

#### **Material Considerations**

5.5. Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- SNC adopted supplementary planning guidance (SPGs) and documents (SPDs)
- Towcester South Design Code (residential phases 1-5): The outline planning permission required the approval of a Design Code for all phases of development within the SUE. The Design Code approved on 18th March 2016 (ref: S/2016/0061/COND) covers phases 1-5 of the SUE, including all of the current reserved matters proposals.
- Towcester Masterplan: The Council adopted the Towcester Masterplan in March 2011. The Masterplan identifies the application site as one of the Key Opportunity Sites in the town (Site TE – Towcester South and Site TH – Southern Gateway) to bring forward a mixed-use development of housing and employment of up to 3300 houses and 3000 jobs.
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- EU Habitats Directive

- Natural Environment and Rural Communities Act 2006
- Conservation of Habitats and Species Regulations 2017
- Circular 06/2005 (Biodiversity and Geological Conservation)
- Human Rights Act 1998 (“HRA”)
- Equalities Act 2010 (“EA”)

## 6. RESPONSE TO CONSULTATION

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, via the online Planning Register.

Consultee Name	Position	Comment
Towcester Town Council	No objection	Would like to see the retention of any affordable housing within Parcel H12 secured as such, in perpetuity, via S106 Agreement.
WNC Highways		No response yet received
WNC Strategic Housing	No objection	The viability assessment undertaken at outline application stage determined that 10% of the development should be for affordable housing. The quantum of affordable housing on this parcel equates to 23%. The over-provision on this parcel is understood to compensate for there being no affordable housing on Parcel H14 (adjacent parcel). Therefore, both the quantum and house type mix are acceptable
WNC Environmental Protection	No objection	Make comments relating to air quality and the provision of EV charging  <i>(Officer note: these matters would have been considered at outline stage and it is not possible to add conditions requiring EV at reserved matters stage)</i>
WNC Ecology	No objection	The proposal should ensure that it accords with the detailed mitigation measures and enhancements outlined in the Environmental Statement and Green Infrastructure Strategy that was submitted with the outline application and the approved site wide Ecological Mitigation and Enhancement Plan (EMP) by BSG ecology dated 22nd May 2017. The proposals should follow the relevant phase specific Ecological Mitigation and Enhancement Plan.
WNC Planning Policy	No objection	No further comment
WNC Ecology		No response yet received.
Crime Prevention Design Advisor	No objection	Pleased to note the comments in the Statement of Conformity regarding crime prevention.

WNC Building Control	No objection	All surface water to soak away. Fire Vehicle Access to be Ascertained. Radon protection to be ascertained.
Anglian Water	No objection	No drainage details submitted, so unable to comment  (Officer note: Foul and surface water are already covered by conditions on the outline permission. This parcel would feed into the site-wide drainage already approved)
Lead Local Flood Authority		No response yet received.

## 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. There have zero representations received from local residents.

## 8. APPRAISAL

8.1 The key issues for consideration in this case are:

- Provision of affordable housing
- Compliance with the approved Design Code
- Highways and parking
- Impact on protected species
- Impact upon Residential Amenity (neighbours and units within the site)

### Provision of affordable housing

8.1. The requirement for affordable housing on this development is 10%. The scheme provides 12 affordable units (23%). However, the over-provision on this parcel is in lieu of the under-provision on the adjacent parcel (H14 – 49 dwellings), which was approved at Committee earlier this year with 0% affordable housing. Looking at the two parcels combined (101 dwellings), the proposed affordable housing equates to 11.9%, which means the overall development remains on track to achieve 10% affordable housing across the whole SUE.

8.2. The affordable units on this parcel are in a single cluster (12 units), focussed around a small cul-de-sac. Cluster sizes of up to 20 units are acceptable on a major development of this scale.

### Design and compliance with Design Code

8.3. The proposed scheme utilises house types already widely approved on previous phases/parcels of the development. These fully comply with the Design Code, represent a high standard of design and are acceptable.

8.4. The overall layout is well designed, providing positive connectivity between streets and clear legibility.

### Highways and parking

- 8.5. The parking provision fully complies with the approved Design Code and means that adequate parking will be provided. The parking is all arranged in a manner convenient to future occupants, thereby minimising inconsiderate on-street parking or parking congestion.
- 8.6. Comments from the Local Highway Authority are still awaited. An update will be provided at the Committee meeting.

### Impact on Protected Species

- 8.7. Ecological mitigation site-wide is covered by a condition on the outline planning permission. The proposal should ensure that it accords with the detailed mitigation measures and enhancements outlined in the Environmental Statement and Green Infrastructure Strategy that was submitted with the outline application and the approved site wide Ecological Mitigation and Enhancement Plan (EMP) by BSG ecology dated 22nd May 2017.

### Impact upon residential amenity (neighbours and units within the site)

- 8.8. The nearest existing neighbouring properties are the recently occupied units on the parcel immediately to the north (Catterick Way), as well as the property on Redcar Road, just north of the new primary school.
- 8.9. In this instance the proposed dwellings are on the opposite side of either the road or a small area of public open space, not are close enough to those adjacent properties as to cause unacceptable harm to their private amenity, including light, privacy or outlook.
- 8.10. Within the site itself, all units are provided with adequate privacy and a suitable private garden, commensurate with the size of unit served.

## **9. FINANCIAL CONSIDERATIONS**

- 9.1. CIL is not applicable to this development, as the outline permission pre-dates the implementation of CIL.

## **10. PLANNING BALANCE AND CONCLUSION**

- 10.1. The application comprises the reserved matters for a sub-phase of 52 dwellings within the SUE.
- 10.2. The proposal is in general accordance with the approved Design Code for the respective phase of the sustainable urban extension. The house types all accord with the dimensions and characters set out in the Code, as does the parking provision, road hierarchy and road dimensions.
- 10.3. The architectural detailing of the house types is also in general accordance with the Code.
- 10.4. The proposal is considered to incorporate a suitable means of access and movement, as well as give suitable regard to trees and hedges, ecology, flooding and residential amenity.

10.5. Overall, therefore, the proposal is considered acceptable, to accord with the Development Plan, and is recommended for approval.

## 11. RECOMMENDATION / CONDITIONS AND REASONS

11.1. Detailed recommendation here and full list of conditions and reasons here

### **RECOMMENDATION – DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PERMISSION, SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)**

#### CONDITIONS

##### TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

#### **Approved plans**

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

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

#### **Levels**

2. No development shall take place until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent land and road levels have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be constructed in accordance with the approved levels.

Reason : In order to safeguard the visual amenities of the area in accordance with advice within Section 12 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

##### CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES

#### **Boundary treatments**

3. No dwelling shall be constructed above slab level until full details of the enclosures along all boundaries and within the site (including how they respond to changes in ground level) have been submitted to and approved in writing by the Local Planning Authority and such means of enclosure, in respect of those dwellings which it is intended shall be screened, shall be erected prior to the first occupation of those dwellings.

Reason : To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

**External lighting**

4. No dwelling shall be constructed above slab level until details of the external lighting (street lighting and any lighting to shared driveways, parking courts and public open space), including the design, position, orientation and any screening of the lighting, has been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

**Architectural detailing**

5. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the dwellings, including the windows, doors, cills, heads/lintels, door surrounds, chimneys, porches, bays, dormers, eaves and verge treatments shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

**Meter boxes**

6. Full details of the siting, appearance and colour of any electricity or gas supply meter housings to be located on the external elevations of the buildings shall be submitted to and approved by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

**Provision of parking areas**

7. The garages/parking spaces/turning areas shown on the approved plan(s) shall be constructed, drained, surfaced and completed in accordance with details that have been previously submitted to and approved in writing by the Local

Planning Authority before the dwelling is occupied and shall not thereafter be used for any purpose other than the garaging parking/turning of private motor vehicles.

Reason : In the interests of highway safety, to ensure the provision of adequate off-street car parking and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Surfacing**

8. Prior to the construction of any building above slab level, details of the proposed materials for the surfacing of the parking courts, mews streets, driveways and shared manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason : In the interests of highway safety and visual amenity and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Shared driveway dimensions**

9. Prior to first occupation of any dwelling hereby permitted that is accessed via a shared drive, the respective shared drive shall be a minimum width of 4.5m for a distance of at least 10 metres from the highway boundary and the maximum gradient over that distance shall not exceed 1 in 15.

Reason : To ensure that an adequate and safe access is provided to the site in accordance with policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Alley gates**

10. Prior to the first occupation of the respective dwellings, all private access alleyways to rear gardens (including individual and shared alleyways) shall be gated with a 1800mm tall gate at the end nearest the highway/shared parking court and shall be lockable/un-lockable from both sides using a mortice lock.

Reason : In the interest of security and crime prevention and in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Handrails**

11. Should any handrails be required to facilitate pedestrian access to any building hereby permitted (to accord with the Building Regulations), details of the location, height, design and material of the handrail(s) should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that work. The handrails shall thereafter be carried out in accordance with the details hereby approved.

Reason: In the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL  
OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION

**Landscaping maintenance**

12. 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 occupation of the respective building(s), or in accordance with any other program of landscaping works previously approved in writing by the Local Planning Authority 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 Policy SS2 of the South Northamptonshire Part 2 Local Plan.

**Black frames**

13. All plots to be fitted with black windows shall also have a black frame to all their external doors, which shall be fitted prior to first occupation of the respective dwelling.

Reason: In the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

**Removal of PD for boundaries on sensitive plots**

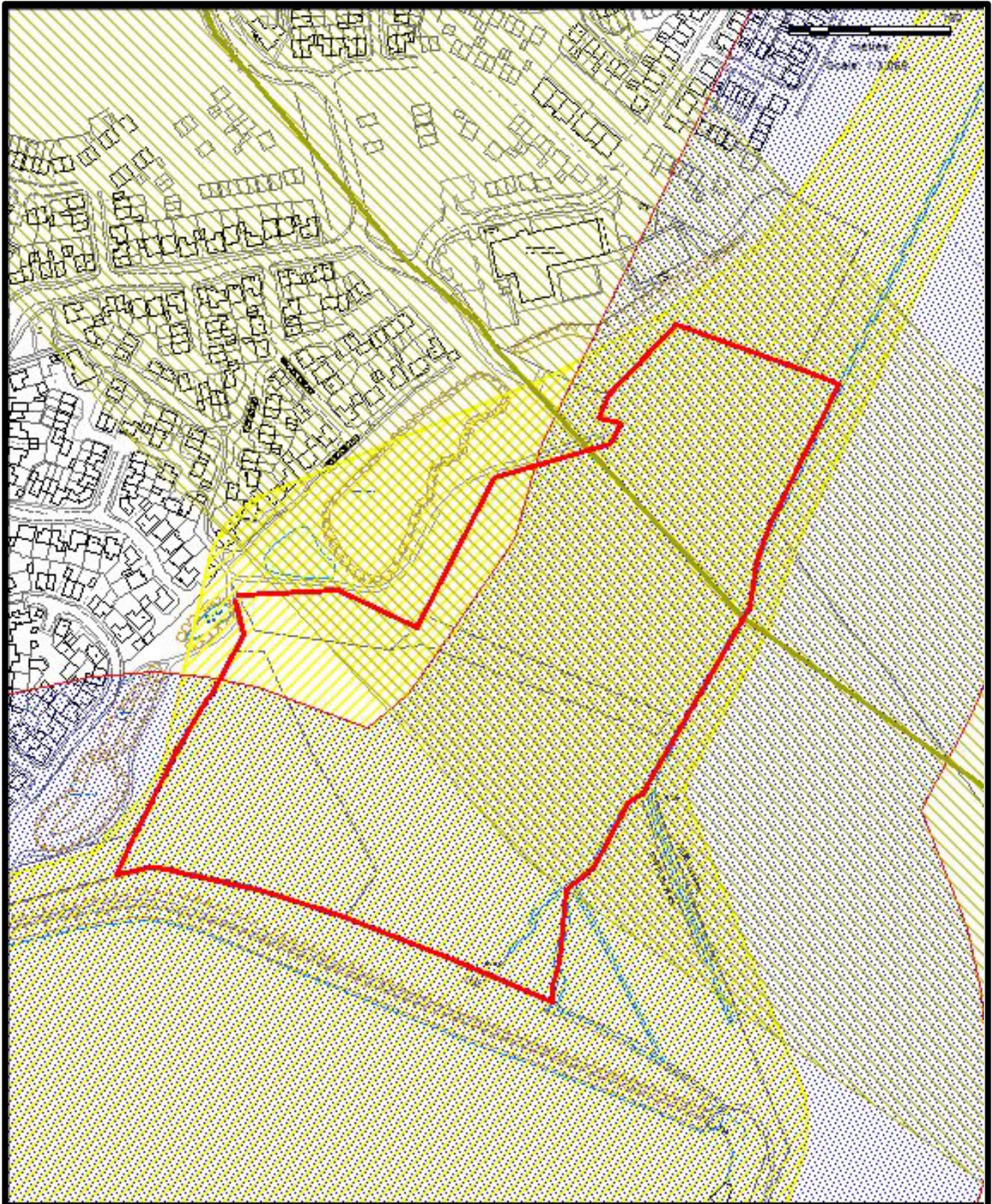
14. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) and the means of enclosure approved by this application, no gate, fence, wall or other means of enclosure shall be altered, erected, constructed or placed on plots 919-924, 928, 935, 951, 958, 964, 970 that is forward of the principal elevation (or the flank wall of a dwelling at the junction of two roads or a road and shared private drive) at any time, without the prior express planning permission of the Local Planning Authority.

Reason : In order to retain the open character of the development and area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

INFORMATIVES:-

1. Your attention is drawn to the planning obligation that was entered into in accordance with S106 Town and Country Planning Act 1990 prior to the grant of the respective outline planning permission.
2. Your attention is drawn to the need to comply with the conditions imposed on the outline planning permission [Ref No. S/2007/0374/OUTWNS]

**Ward: Daventry East**



Town/Village: Daventry

Site Area: 8.3 ha

Grid Location: SP 264651 457810

Map Scale: 1:3,055

-  Site
-  Oil Pipe
-  Oil Pipe
-  Waterways
-  Conservation Area

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**Application Number:** WND/2021/0456  
**Location:** Phase 5 Monksmoor, Off Welton Lane, Daventry  
**Development:** Reserved Matters Application (access, appearance, landscaping, layout, scale) for Phase 5 Country Park

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**Applicant:** Crest Nicholson Operations LTD  
**Agent:** Savills  
**Case Officer:** Katherine Daniels

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**Ward:** Daventry East

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**Reason for Referral:** Major Application/Strategic Site  
**Committee Date:** 11/04/2022

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

### **RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS**

#### **Proposal**

This is a reserved matters application for the final stage of the Monksmoor development. This includes a predominantly dry suds basin, pond with an Otter Island, meadow, sports pitches and 17 allotments. These all link into the phase 1 Country Park within the Monksmoor development, and Daventry Reservoir. The development is in accordance with the Masterplan for the overall site.

#### **Consultations**

The following consultees have raised **objections** to the application:

- Highways

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

- Canals and Rivers Trust, Ecology, Landscape, Town Council

The following consultees are **in support** of the application:

- None

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:

- Principle of Development

- Highway Safety
- Ecology

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 overall Monksmoor site lies to the north of the country park; to the east of Welton Lane; and to the south of the Grand Union Canal. The canal and country park, and linking land, have Conservation Area status. Lang Farm lies to the west, on the other side of Welton Lane; the village of Welton is to the north-west, some distance beyond the canal; and the proposed Daventry North East SUE and Norton village lie to the east, the latter, again, some distance away.

1.2 This site is a triangular piece of land to the south eastern side of the residential development. The site does undulate, and the primary school is located to the north of the site. The discharge channel from the reservoir to the canal is located to the east of the application site.

### **2. CONSTRAINTS**

2.1. The application site is within the open countryside, within a Conservation Area and is near to a Local Wildlife Site.

### **3. DESCRIPTION OF PROPOSED DEVELOPMENT**

3.1. This is a reserved matters application for the final stage of the country park application. This includes a predominantly dry suds basin, pond with an Otter Island, meadow, sports pitches and 17 allotments. These all link into the phase 1 Country Park, and Daventry Reservoir.

### **4. RELEVANT PLANNING HISTORY**

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

<b>Application Ref.</b>	<b>Proposal</b>	<b>Decision</b>
07/0161/WND	Sustainable urban extension including 1,000 dwellings; associated infrastructure, including new vehicular access onto Welton Lane and distribution road network. • Subsequent to that, there have been variations to the outline permission (including DA/2014/0112– now the operative outline permission for the entire development) and a	Allowed on appeal, subject to section 106 agreement.

	fresh section 106 agreement, together with reserved matters (RM) approvals for residential phases 1, 2, 3, 4A and 4B and for the spine road; country park extensions; and primary school/related infrastructure.	
DA/2018/0475	RM for Phase 4A country park extension.	Approved
DA/2019/0029	RM for Country Park extension and associated landscaping, pathways, and servicing. Approved.	Approved

## 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.

### Development Plan

- 5.2. 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 15<sup>th</sup> December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Settlements and Countryside Local Plan (Part 2). The relevant planning policies of the statutory Development Plan are set out below:

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

- 5.3. The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S10 – Sustainable Development Principles
- BN1 – Green Infrastructure Connections
- BN2 – Biodiversity
- BN5 – The Historic Environment and Landscape

#### Settlements and Countryside Local Plan (Part 2) (LPP2)

- 5.4. The relevant policies of the LPP2 are:

- SP1 – Daventry District Spatial Strategy
- ENV1 – Landscape
- ENV4 – Green Infrastructure
- ENV5 – Biodiversity
- ENV6 – Daventry Country Park and Grand Union Canal Link
- ENV7 – The Historic Environment
- ENV10 - Design

### Material Considerations

- 5.5. Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

## 6. RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report.

Consultee Name	Position	Comment
Daventry Town Council	No objections/Follow officers advice	<p>Daventry Town Council has reviewed the application and concurred that due to the technical detail they would support the planning officer's advice in relation to the reserved matters for this phase of the Monksmoor development but wishes to submit the following comments;</p> <ul style="list-style-type: none"> <li>• On reviewing the objectives of the meadow grassland, members concurred that they would like to see a managed meadow, which would ensure that the objectives set out with the landscape management plan could be met and maintained.</li> <li>• Members would like to raise concerns in relation to the environmental impact on both the soil quality and the marine life with the use of the weed killer detailed within the landscape management plan.</li> <li>• That the developers put steps in place to ensure that the proposed quality standards are upheld in relation to clearing the site prior to the completion of the landscaping.</li> </ul>
Canals and Rivers Trust	No objection	<p>The proposals now include a minimum 5m buffer between any landscaping and the feeder channel which will ensure shading of feeder vegetation is minimised and suitable access to the feeder channel is maintained for vegetation maintenance and management and works to keep the feeder channel clear. The Trust therefore have no further comments in relation to this matter. Full details on future maintenance and management regimes for the landscaping, are required by Condition 16 on the outline consent and we request that we are consulted on those details when available. The plans submitted appear to indicate that there may be proposals to connect drainage ditches into the reservoir outfall channel from the proposed SuDs though the plans are not clear. Nevertheless, the submission states that a drainage technical note to demonstrate compliance</p>

		of Phase 5 with the site wide SWD strategy will be submitted under a separate discharge of condition application. From our records it does not appear that the Trust have previously been consulted on SWD proposals for the site and therefore we request that we are consulted on this detail when available.
Landscape Officer	Comments	I have looked at the submitted plans associated with Landscape Management, Planting Schedule, Tree Pit Details and Tree Protection Plan and am satisfied with the information provided. The only point is that I could not find reference to trees being protected with stakes and guards, I may well have missed it but I raise anyway given the potential damage the trees could suffer if they are not so protected in the location adjacent to the countryside.
Ecology	Comments	I'm writing in response to your consultation on the above application for reserved matters at Monksmoor. As the site is to be a country park, and as it is adjacent to a Local Wildlife Site it is important that the natural planting is botanically appropriate to the area. The proposed soft landscaping plans include species and mixes which are not representative of this part of the county.
Highways	Concerns	In respect of the above planning application, the local highway authority (LHA) has the following observations, comments, and recommendations: - The LHA is concerned that the football pitches have no parking provision whatsoever. It would be anticipated that the pitches will accommodate organised football matches and these will attract vehicles to the area. An 11 v 11 football match could attract 20 - 30 vehicles. At this stage, the LHA is not in a position to be able to support this application and requires further information from the applicant on parking arrangements for the football pitches. As it stands, it is likely that there would be significant disruption on roads adjacent to the open space as a result of parking. The parking for the allotments is noted and supported by the LHA.

## 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. There have 0 number of objections/letters of support have been submitted.

## **8. APPRAISAL**

### Principle of Development

- 8.1. The principle of development has been established on the site, as the scheme which are subject to the present application are an integral part of the overall Monksmoor development and will contribute significantly to achieving the growth objectives for the town. In addition LPP2 Policy ENV6 states; *'The Council will support proposals that enhance Daventry Country Park's recreation, leisure, health and wellbeing and cultural assets providing they protect, manage or enhance important existing habitats and heritage assets' (A).*
- 8.2. LPP2 Policy ENV4 also states; *'Strategic development sites should be masterplanned as a whole to show the location of new on-site strategic green infrastructure and how it relates to the wider network. Proposals should not lead to fragmentation of a green infrastructure link (iii);. Supporting proposals that avoid fragmentation of green links and that would reconnect existing gaps in provision(iv)'*
- 8.3. Overall the provision of a green infrastructure link within the Monksmoor development accords with Policies ENV4 and ENV6 of the LPP2. The principle of development should be supported.

### Impact on the Character of Area

- 8.4. BN5 of WNJCS relates to the Historic Environment and Landscape. Development should be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place (3).
- 8.5. ENV1 of LPP2 encourages development to maintain the character of the distinctive character and quality of the districts landscape (A). ENV7 of LPP2 (Historic Environment), seeks to sustain and enhance the historic environment (D), by supporting schemes which make a positive contribution to, or which better reveal the significance of the heritage asset (ii).
- 8.6. The proposed development will link in with the previous phases for the Country Park expansion for Monksmoor. This is in effect the last piece in the puzzle for the complete development of the residential estate. The allotments and the football pitches are located so that they close to existing building. These include the primary school, and the site which will be the community centre and shops. The softer more natural landscaping is located close to the existing country park. The proposal will be in accordance with the submitted masterplan for the site.
- 8.7. Concerns have been raised regarding the implementation of the landscaping, namely tree guards. Details of tree guards can be imposed as a planning condition to ensure the landscaping can establish itself.
- 8.8. The site is located within the Conservation Area and there are views across the site from the main Dam along by Reservoir Cottage. It is considered that the proposal will result in no harm to these views, as the area will remain as a landscape feature. The proposal will be seen as an extension to the existing country park, and add to the overall

enjoyment of the Country Park. The proposal is considered to be acceptable, as it will result in an improvement to the overall character and appearance of the locality.

- 8.9. Overall, it is considered to be acceptable and in accordance with BN5 of the WNJCS and ENV1, ENV4, ENV6, ENV7, ENV10 of the Part 2 Local Plan.

#### Highway Impacts

- 8.10. The Local Highway Authority has raised concerns about the lack of car parking for the informal open space and football pitches. These were agreed at the original outline stage, and a masterplan with a S106 outlining the requirement for informal sports pitches. These pitches do not have a club house, so they will be used as informal playing pitches. There is no immediate location for the provision of a club house. In addition, there is accommodation for car parking spaces in the immediate vicinity of the country park. Overall, it is considered not to have a significant impact on highway safety.

#### Ecology

- 8.11. WNJCS Policy BN2 supports development which maintain and enhance existing designations and assets or deliver a net gain in biodiversity. LPP2 Policy ENV5 states the Council will support 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.
- 8.12. The ecologist has raised some concerns regarding the types of landscaping for the site, given its relationship with the nearby Local Wildlife Site (LWS). The Landscape Officer is content with the planting and it is similar to the existing approach around the overall site. Therefore, although it may not be strictly similar to the varieties within the LWS, it will still lead to a biodiversity improvement to the overall site.
- 8.13. The proposal is considered to be in accordance with WNJCS Policy BN2 and LPP2 Policy ENV5.

### **9. FINANCIAL CONSIDERATIONS**

- 9.1. CIL is not applicable in this case. The development will add to the overall enjoyment of the existing Country Park at Daventry, and is likely to bring in additional visitors to the area. These may contribute to the local economy, and will be a benefit of the scheme. However the benefit is limited, and does not alter the planning recommendation.

### **10. PLANNING BALANCE AND CONCLUSION**

- 10.1. The details submitted for the extension to the existing country park, and the last remaining element of the overall Monksmoor development, will lead to an improvement to the character and appearance of the locality. The development will link the canal to the north with the country park to the south. The scheme will also provide amenity space for the existing and future residents.
- 10.2. Overall the proposal is in accordance with the agreed masterplan and will lead to an improvement to the character and appearance of the locality, as well as its connection with the surrounding area.

### **11. RECOMMENDATION / CONDITIONS AND REASONS**

- 11.1. Detailed recommendation here and full list of conditions and reasons here

1. The development hereby permitted shall be carried out in accordance with the amended plans reference Planting Plan 01 (1288513-5080 Rev P4), Planting Plan 02 (1288513-5081 Rev P3) General Arrangement Plan 01 (1288513-5180 Rev P4) General Arrangement Plan 02 (1288513-5181 Rev P3) Landscape Management Plan (1288513-5482 Rev P4) Tree Protection Plan (1288513-5881 Rev P3) deposited with the Local Planning Authority on the 4<sup>th</sup> November 2021 and Plant Schedule and Horticulture Notes (1288513-5482 Rev P2), Typical Tree Pit Details (1288513-5580 Rev P1), Typical details: Tarmac Cyclepath and Dusted Gravel Path (1288513-5680 Rev P1), Boundary Treatments (1288513-5681 Rev P1), Standard Soil Specification (1288513-5481 Rev P1) deposited with the Council on the 2<sup>nd</sup> August 2021.

#### REASONS

- 1) To ensure the development is carried out in accordance with the agreed details