

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

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

Ward: Daventry East

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

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:

Application Ref.	Proposal	Decision
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 15th 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"> • 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. • 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. • 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.
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 4th 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 2nd August 2021.

REASONS

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