

# Northampton South

SUSTAINABLE URBAN EXTENSION

## *Planning Statement*

*October 2013*

Full Planning Application for 380 new homes

Land north west of Collingtree village and south of  
Collingtree Park (Turnberry Lane), Northampton

David Lock Associates  
Town Planning and Urban Design



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## 1.0 INTRODUCTION

- 1.1 This concise document is a Planning Statement in support of a Full planning application to Northampton Borough Council for 380 homes on the southern edge of Northampton.
- 1.2 This Planning Statement is an Addendum to and should be read in conjunction with the Planning Statement supporting an Outline application for the Northampton South Sustainable Urban Extension (SUE), as proposed in the submitted *West Northamptonshire Joint Core Strategy* (WNJCS; December 2012). The application site for this Full application forms part of the area proposed for this SUE in the submitted WNJCS.
- 1.3 The proposed development that is the subject of this Full application could form Phase 1 of the SUE. Alternatively, the proposed development could be delivered as a standalone scheme in the event that the whole SUE does not proceed or its implementation is delayed.
- 1.4 Section 2 of this Planning Statement introduces the application site and its environs. Section 3 describes the application proposals and summarises the engagement with stakeholders that has been undertaken. The relationship of the application proposals to the statutory development plan and other material considerations is explored in Section 4. Section 5 presents a concise summary of the document and concludes on how the application should be determined.
- 1.5 The application is supported by the following documents, in addition to this one:
- addenda to the following documents supporting the Outline application for the whole SUE:
    - Design and Access Statement, produced by David Lock Associates;
    - Community Engagement Report, prepared by David Lock Associates;
    - Green Infrastructure Strategy, contributed by the Environmental Dimension Partnership; and
    - Arboricultural Assessment, undertaken by the Environmental Design Partnership;

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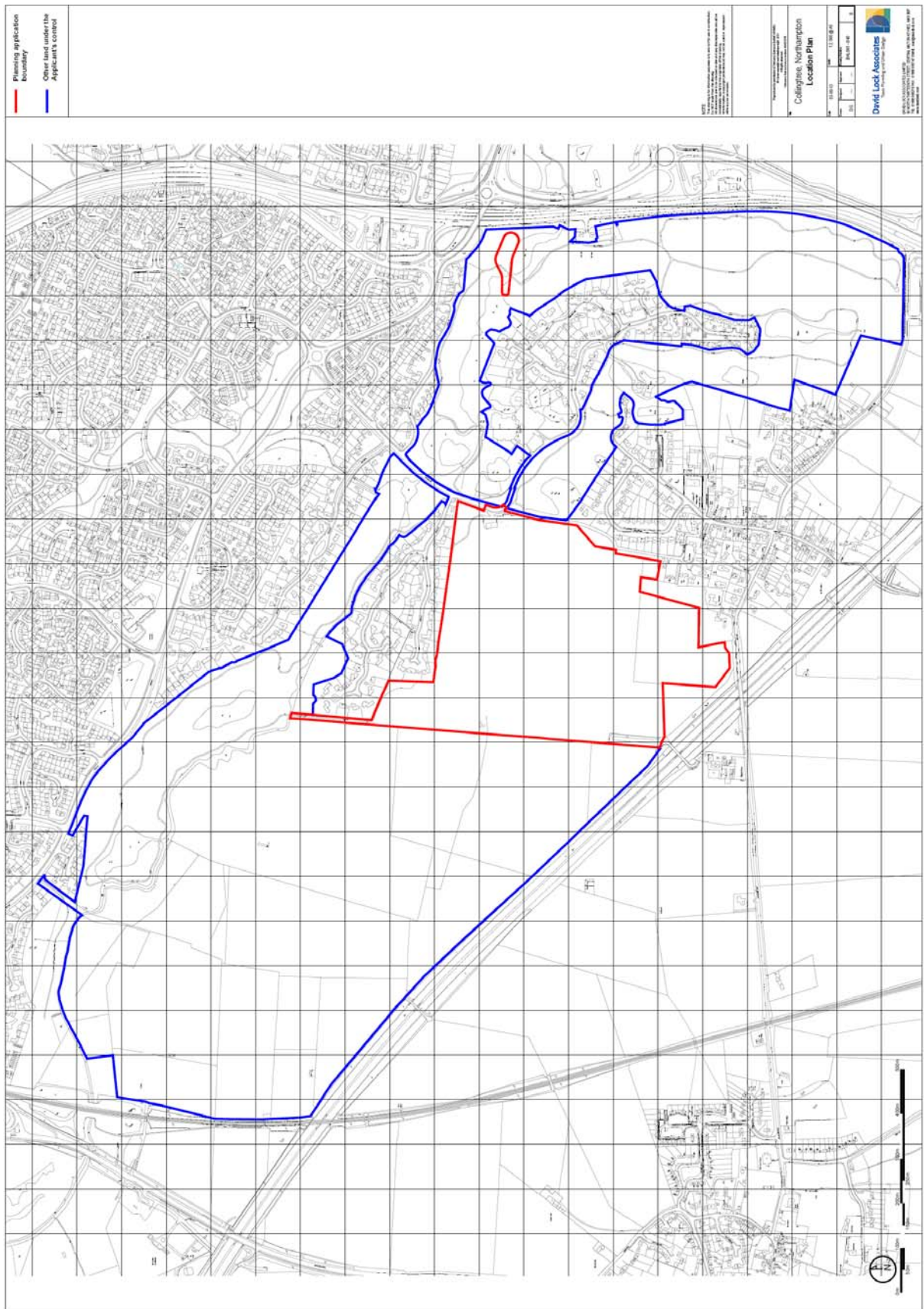
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- the Environmental Statement supporting the Outline application, co-ordinated by David Lock Associates, which includes topic-by-topic assessments of the effects of the development proposed through this Full application; and
  
- the following further documents specifically supporting this Full application:
  - a Technical Note summarising the relevant aspects of the assessments undertaken by Peter Brett Associates in support of the Outline application in respect of transport, air quality, noise, ground conditions, utilities, flood risk and drainage, and sustainability;
  - a Landscape and Visual Impact Assessment, undertaken by the Environmental Dimension Partnership;
  - a framework for a future Site Waste Management Plan, contributed by Peter Brett Associates; and
  - draft Heads of Terms for a Section 106 Agreement to accompany any grant of planning permission, prepared by Cripps Harries Hall.

## 2.0 THE SITE

- 2.1 The application site comprises part of Collingtree Park Golf Course and a paddock at its southern end. The site extends to some 26.94 hectares, to the north west of the village of Collingtree and to the south of the Northampton residential suburb of Collingtree Park, at Belfry Lane and Turnberry Lane. **Plan 1** overleaf shows its location.
- 2.2 The site is bordered generally by housing in Collingtree Park (Belfry Lane and Turnberry Lane) to the north, by Windingbrook Lane and Collingtree village to the east and south east, by fields bordering the M1 motorway to the south west and by a hedgerow to the west, beyond which lies agricultural land.
- 2.3 A public footpath crosses the southern part of the site, linking the villages of Collingtree and Milton Malsor. This footpath bridges the M1 motorway and supplements as an agricultural access between Maple Farm to the south of the motorway and agricultural land to the north. A further footpath runs alongside the hedgerow forming the site's western boundary, before reverting to Windingbrook Lane alongside the housing off Turnberry Lane, in Collingtree Park. A bridleway forms part of the site's eastern boundary, connecting Windingbrook Lane with Collingtree.
- 2.4 Further details pertaining to the site are presented in the Planning Statement supporting the Outline planning application (para. 1.2 above) and in other documents supporting this Full application (para. 1.5 above).
- 2.5 The site is wholly under the control of the applicant, Bovis Homes, thereby ensuring the proposed development is readily deliverable. The site also lies wholly within Northampton Borough, enabling its development needs to be met in a location that does not involve incursion into adjoining districts, thereby allowing the scheme to contribute towards meeting the Borough's required 5-year housing land supply (see section 4 below). In this respect, the site presents one of the very few remaining appropriate opportunities for Northampton growth within Northampton Borough.

PLAN 1: LOCATION PLAN



### **3.0 THE APPLICATION PROPOSALS**

- 3.1 This section of the Planning Statement presents a concise overview of the application proposals. Further details are provided in the Addendum to the Design and Access Statement for the Outline planning application and in other application documents (para. 1.5 above), insofar as those details relate to the subject matter of those documents. **Plan 2** overleaf presents the proposed Site Layout.
- 3.2 380 homes are proposed. These would consist principally of larger sized family houses, but some smaller dwellings are also proposed, to meet a wide range of housing needs arising in the area. Of the 380 houses proposed, 32 (8%) would have 2 bedrooms, 103 (27%) would have 3 bedrooms, 171 (45%) would have 4 bedrooms and 74 (19%) would have 5 bedrooms.
- 3.3 57 (15% of the 380) affordable housing units are proposed, taking account of the viability of the proposed development, as well as views expressed by the local community that large scale affordable housing provision would not be responsive to the site's context of high-value residential development and the amenity-rich golf course. Of the 57 affordable housing units, 28 (49%) would be 2-bedroom houses, 21 (37%) would be 3-bedroom houses and 8 (14%) would be 4-bedroom houses.
- 3.4 Residential development would take place on some 12.5 hectares of the site, resulting in an average net density of just over 30 dwellings per hectare.
- 3.5 A range of accessible and high quality open spaces would be provided, amounting to 6.2 hectares and including natural and semi-natural open space, amenity greenspace and outdoor sports facilities. Two Local Equipped Areas for Play (LEAP) are proposed, providing play facilities for primary school children.
- 3.6 The second hole on the golf course, which would be lost to the proposed development, would be replaced by an additional seventeenth hole (par 3) in the eastern part of the course, towards the A45 (see Plan 1). The first hole would be extended by some 90m and the existing third hole would be shortened to a par 3. Further details of the proposed re-configuration of the golf course are presented in the Design and Access Statement.



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- 3.7 A system of sustainable urban drainage, including a basin along the northern edge of the proposed housing and a swale along the northern edge of the golf course (alongside the fairway for the first hole), would ensure appropriate levels of surface water attenuation, minimising flood risk arising from the proposed development.
- 3.8 Furthermore, existing flood risk would be reduced in the Collingtree Park area (Turnberry Lane/Belfry Lane), including through the management of surface water flows to that area by means of the above drainage infrastructure. Such flooding betterment is an important benefit that the proposed development would deliver. Further details are presented in the Flood Risk Assessment (Appendix 12.1 to the Environmental Statement).
- 3.9 The existing public footpaths which connect Collingtree and Windingbrook Lane to the golf course along the northern edge and through the southern part of the site would be retained and upgraded to become shared footways/cycleways.
- 3.10 Vehicular access is proposed via a new T-junction onto Windingbrook Lane, in the environs of the golf clubhouse. Improvements to bus services in the area and to off-site highways would also be undertaken, most notably at the Wootton Interchange on the A45, but also at Rowtree Road's roundabouts with London Road, Butts Road and Penvale Road, as detailed in the Transport Assessment.
- 3.11 Good quality trees would be retained and new planting introduced, including new areas of woodland, especially along the site's edges with Collingtree, to protect the character and setting of the village.
- 3.12 The golf course driving range, former clubhouse and associated buildings would be removed, in order to accommodate the proposed access from Windingbrook Lane, although the adjacent practice putting green would be retained. The small sheds and structures within the site currently used for golf course storage purposes would also be removed.
- 3.13 There are several options for the management of the roads and public open space within the proposed development. The roads could be adopted by Northamptonshire County Council or be taken over by a dedicated management company. The public open space could be adopted by Northampton Borough Council or again be taken over by a dedicated management company. These options will be discussed with the relevant stakeholders as the planning process advances.

### Stakeholder Engagement

- 3.14 Representatives of Bovis Homes have engaged with Northampton Borough Council and partner organisations concerning proposals to develop this area over a very long period, extending over some 15 years. By 2011, during a Core Strategy Developer Liaison meeting on 16 September of that year, representatives of both the Council and the West Northamptonshire Joint Planning Unit (JPU) encouraged Bovis to prepare a planning application for the site, to demonstrate the deliverability of its allocation in the emerging WNJCS. The submission of a Full or a Reserved Matters application for Phase 1 of the SUE, in addition to an Outline application for the whole SUE, was also suggested. The timing and form of the applications therefore respond directly to Council/JPU encouragement and suggestions.
- 3.15 Since early January 2013, meetings with Borough Council representatives have taken place on a more frequent basis, generally at fortnightly intervals. These meetings have enabled the application proposals to be refined with extensive Council engagement.
- 3.16 Discussions with representatives of the following stakeholder organisations have also taken place to inform the proposals:
- Northamptonshire County Council Highway Authority;
  - Northamptonshire County Council Education Department;
  - Northamptonshire County Council Archaeological Advisor;
  - Northamptonshire County Council Natural Development Team;
  - West Northamptonshire Joint Planning Unit;
  - the Environment Agency;
  - the Highways Agency; and
  - the Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire and Peterborough (BCNP).
- 3.17 During 2013, several consultation events were held with representatives of the local Neighbourhood Plan Working Group (NPWG), which includes members of Wootton & East Hunsbury Parish Council, Collingtree Parish Council and Hunsbury & Collingtree Residents Alliance. Although the NPWG was designated by the Government in August 2011 within its Fourth Wave of Front Runners in neighbourhood plan preparation and a neighbourhood planning event enabled by the Government's former Commission for Architecture and the Built Environment (CABE)

took place on 26 March 2012, no substantive progress has been made towards the production of a neighbourhood plan and indeed no such progress can be foreseen.

- 3.28 These community consultation events, as well as public exhibitions and website publicity, are described in detail in the Community Engagement Report. **Appendix 1** to this Planning Statement presents a concise summary of this community engagement activity. That engagement has been both extensive and in accordance with Government guidance on the matter at paragraph 66 of the *National Planning Policy Framework* (NPPF; March 2012).

#### 4.0 THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

##### The Development Plan

4.1 Any planning application must be determined in accordance with the development plan, unless material considerations indicate otherwise<sup>1</sup>. For the purposes of this application, the development plan comprises:

- saved policies of the *Northampton Local Plan* (June 1997); and
- the Northamptonshire Minerals and Waste Development Framework (see below).

##### *Northampton Local Plan*

4.2 The *Northampton Local Plan* was adopted by Northampton Borough Council in June 1997. A number of its policies were “saved” by the Government in September 2007. These saved policies remain part of the development plan until they are replaced by policies in the *West Northamptonshire Joint Core Strategy* (WNJCS) and other emerging Development Plan Documents (DPDs) upon their adoption.

4.3 The conformity of the proposed development to relevant saved policies of the Local Plan is addressed in **Appendix 2** to this Planning Statement. With reference to paragraph 215 of the *National Planning Policy Framework* (NPPF; March 2012), the weight of these policies is much diminished both by their age (having been adopted as long ago as 1997, prior to the Planning and Compulsory Purchase Act 2004) and by the fact that they are due to be superseded shortly by emerging policies in the WNJCS and other DPDs. As a corollary of this and with reference to paragraph 216 of the NPPF, the WNJCS has significant - and increasing - weight, given the advanced stage of its preparation.

##### *Northamptonshire Minerals and Waste Development Framework*

4.4 The Northamptonshire Minerals and Waste Development Framework comprises:

- the Core Strategy DPD;
- Locations for Waste Development DPD;
- Locations for Minerals Development DPD;
- the Proposals Map; and

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<sup>1</sup> Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990

- Control and Management of Development DPD.
- 4.5 Core Strategy Policy CS10 identifies the application site as located within an extensive sand and gravel safeguarding area, as shown on the Proposals Map (inset map 13).
- 4.6 Core Strategy Policy CS10 and Control and Management of Development DPD Policy CMD11 apply to the site. These policies require proposals for non-mineral development within such safeguarding areas to assess the mineral resources that would be affected by that development and to provide for the prior extraction of those resources where appropriate.
- 4.7 However, those requirements for resource assessment and prior extraction are waived in cases where “there is an overriding need for the development” (Policy CMD11). The application proposals are such a case. The need for the proposed SUE is established by its allocation in the submitted WNJCS, which requires the completion of around 1,000 homes on the site by 2026. It is clear that any prior extraction would prevent the delivery of the SUE within that required timeframe, given the time required for obtaining permission for and then undertaking that mineral extraction, followed by restoring the land to enable its development and then delivering the housing at a realistic build rate (50-100 dwellings per year).
- 4.8 Furthermore, the need for early commencement of this SUE is established by Northampton Borough Council’s latest published housing trajectory (April 2012), which assumes the completion of 50 dwellings within the SUE during the year April 2015 – March 2016 and a further 50 units during the year April 2016 – March 2017, in order to contribute towards the required 5-year housing land supply. It is clear that prior mineral extraction is entirely impractical when considered against that timeframe.
- 4.9 A further relevant factor is the small extent of the site relative to the overall extent of the safeguarding areas, including around the southern periphery of Northampton. Because of this, the sand and gravel resource underlying the area would not be unduly depleted by the proposed development.
- 4.10 Given these considerations, the need for the proposed development overrides the usual requirements for resource assessment and prior extraction, such that these policies in the Minerals and Waste Development Framework are satisfied.

## Other Material Considerations

### *National Planning Policy Framework*

- 4.11 The principal component of the development plan - the Local Plan - is not up-to-date. Its adoption dates from 1997. In particular, its provisions for housing delivery are out of date. With reference to Northampton Borough Council's latest published housing trajectory (April 2012), there is not a deliverable 5-year supply of housing sites within the Borough, as required by paragraph 47 of the NPPF. The supply of such sites is only some 2.32 years, which is well below the required level.
- 4.12 Although this assessment of housing land supply is against the housing requirement stipulated in the subsequently revoked Regional Strategy, an alternative housing requirement has yet to be tested through the Examination of the WNJCS. Until this testing process is complete following the Examination, the housing requirement in the Regional Strategy remains the most appropriate basis for determining the sufficiency of the housing land supply. Nevertheless, even if the supply is calculated against the lower housing requirement currently proposed by the JPU, a substantial shortfall against the required 5-year supply remains. Paragraph 49 of the NPPF is clear that, in the absence of the required 5-year supply, "relevant policies for the supply of housing should not be considered up-to-date".
- 4.13 In these circumstances of policy outdatedness, the NPPF states at paragraph 14 that the "presumption in favour of sustainable development" applies, such that planning permission should be granted "unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits".
- 4.14 With reference to the Environmental Statement and to the other documents supporting the planning application, the adverse impacts arising from the proposed development would be insubstantial, whereas its benefits can be summarised as:
- assured early delivery of housing, contributing towards the required 5-year supply of deliverable housing sites within the Borough;
  - reduction of flood risk to the existing Collingtree Park area; and
  - delivery of improvements to off-site highway infrastructure, most notably to the Wootton Interchange on the A45, but also to Rowtree Road's roundabouts with London Road, Butts Road and Penvale Road, as detailed in the Transport Assessment.

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- 4.15 Both individually and more especially collectively, these benefits are substantial and significantly outweigh any harm arising from the proposed development. In accordance with the NPPF (para. 14), planning permission should therefore be granted.
- 4.16 With reference to footnotes 9 and 10 to paragraph 14 of the NPPF, the site is not one where development is specifically to be restricted for environmental reasons and there are no material considerations indicating that permission should not be granted. Most notably in this respect, the proposed development accords with the submitted WNJCS, as set out in the following section of this Planning Statement.

**West Northamptonshire Joint Core Strategy**

- 4.17 Production of the WNJCS has taken place over a very lengthy period and has been the subject of much slippage. Issues and Options for the WNJCS were published as long ago as 2007. Its adoption is currently envisaged in the spring or early summer of 2014.
- 4.18 Proposals for development in the area of the site pre-date even the commencement of work on the WNJCS. In 2003, the potential for an urban extension on “land west of Collingtree” was noted in the *Northampton Growth Area Assessment* (para. 3.18), which informed the *Milton Keynes & South Midlands Sub-Regional Strategy* (the MKSM Strategy) of 2005. Consequently, the Spatial Diagram within the MKSM Strategy (Figure 1) identifies southerly growth of Northampton in the area of the site as one of four “possible directions of growth” of the town. Even following the much more recent revocation of the *East Midlands Regional Plan* (2009) and with it that part of the MKSM Strategy that relates to Northamptonshire, their underpinning evidence can remain material, as the Government has made clear in the NPPF (para. 218) and when purporting to revoke Regional Strategies on 6 July 2010 (section 4 in the guidance accompanying the Government’s statement of that date).
- 4.19 The inclusion of the SUE in the version of the JCS formally submitted to the Government (December 2012) is therefore the outcome of a very long emergence of this proposal through democratic plan-making processes involving extensive scrutiny at each stage of those processes, most recently at the Examination hearing for the proposed SUE in April 2013.

4.20 Policy N5 of the submitted WNJCS provides for the following requirements in relation to the SUE:

- in the region of 1,000 dwellings;
- a primary school;
- a local centre to include retail facilities of an appropriate scale (including a small convenience store), health care, services and community facilities;
- an integrated transport network focused on sustainable transport modes including public transport, walking and cycling with strong links to adjoining neighbourhoods, employment areas and the town centre;
- structural greenspace and wildlife corridors as indicated on the Proposals Map (Figure 5);
- open space and leisure provision;
- archaeological and ecological assessment of the site and required mitigation;
- and
- flood risk management, including surface water management, and from all other sources.

4.21 As identified in Section 3 of this Planning Statement and in the other documents supporting this planning application (para. 1.5 above), the proposed development makes provision for each of these requirements. With specific reference to the first three requirements:

- the proposed 380 homes could form part of the 1,000 or so dwellings proposed through the SUE or alternatively comprise a standalone development should the SUE not proceed or be delayed – in either scenario, the proposed 380 homes would not prejudice the delivery of the wider SUE;
- the need for the new primary school proposed in Policy N5 does not arise from the proposed 380 homes, but from the 1,000 or so dwellings proposed through the SUE – as detailed in the Environmental Statement (Chapter 4), primary school pupils arising from the proposed 380 homes can be accommodated at the nearby Collingtree Primary School and/or at other existing or planned schools in the environs of the site, as has been established through pre-application discussions with Northamptonshire County Council as Local Education Authority;

and

- the need for the new local centre proposed in Policy N5 also arises from the 1,000 or so dwellings proposed through the SUE, rather than the 380 proposed through this application – again as detailed in the Environmental Statement (Chapter 4), prospective residents would use existing local facilities, without giving rise to any significant adverse effects in this respect.

4.22 The application proposals also accord with all relevant non site-specific policies within the emerging WNJCS, which are identified below.

4.23 The proposed development accords with the spatial objectives of the emerging WNJCS, including:

- provision of a choice of sustainable travel modes;
- connectivity of all routes to the surrounding settlements;
- provision of a substantial amount of new housing, which could form part of a sustainable urban extension; and
- protection and enhancement of important green infrastructure corridors across the site.

4.24 In accordance with policies S1 and BN5, the proposed development is located adjacent to the existing built-up area of Collingtree Park (part of Northampton), while the proposed design and layout would ensure the character and setting of Collingtree village is retained.

4.25 The proposed development incorporates retained and enhanced green infrastructure connections to reinforce the important contribution these make to the sense of place and biodiversity, in addition to supplementing existing trees and woodland on site, in compliance with Policies BN1, BN2 and BN3.

4.26 In compliance with Policy BN7, the proposed development incorporates the use of sustainable urban drainage to reduce existing flood risk in Collingtree Park, as well as to minimise flood risk arising from the site's development. The Flood Risk Assessment (Appendix 12.1 to the Environmental Statement) presents further details.

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- 4.27 The proposed development would comprise an average net residential density of just over 30 dwellings per hectare (para. 3.4 above). This is a little below the 35 dwellings per hectare cited as a minimum average net density within SUEs in Policy H1. However, that minimum figure is expressed as an “expectation”, rather than as a requirement. In the case of the proposed development, a rather lower average net density is justified, in response to the context of significantly lower residential densities in the areas adjacent to the site, which Policy H1 states should be taken into account in deriving an appropriate density in new development.
- 4.28 Also in accordance with Policy H1, the proposed development would provide an appropriate mix of house types, sizes and tenures, again responding to the wider context of the site.
- 4.29 The proposed development makes provision for 15% of the total number of dwellings to be affordable housing, in accordance with Policy H2, which allows for development viability to be taken into account when determining the appropriate level of affordable housing provision (para. 3.3 above).
- 4.30 The proposed development complies with the sustainable development principles of Policy S10, including:
- creation of safe and attractive streets;
  - creation of a strong sense of place through the layout and structure of the development which has been influenced by the landscape and topographical features of the site;
  - provision of sustainable drainage systems to control and manage on-site surface water and provide betterment in respect of flood risk for existing residents of Collingtree Park;
  - a sensitive response to the edge of Collingtree village through careful development layout and landscaping; and
  - a comprehensive green infrastructure strategy providing for equipped and unequipped areas of play, informal open space and other types of green infrastructure.
- 4.31 The application therefore accords with the relevant policies in the emerging WNJCS. Furthermore, the approval of the application need not await the adoption of the WNJCS. In this respect, such an approval would not predetermine the consideration of the wider SUE as part of the WNJCS Examination. The need for such an approval arises from the absence of the required 5-year supply of deliverable housing sites.

## 5.0 SUMMARY AND CONCLUSION

- 5.1 This Planning Statement supports a Full planning application to Northampton Borough Council for 380 homes, which could form the first phase of the Northampton South Sustainable Urban Extension (SUE) as proposed in the submitted *West Northamptonshire Joint Core Strategy* (WNJCS) or could equally comprise a standalone development, should the SUE not proceed or be delayed (**Section 1**).
- 5.2 The application site is entirely suitable for the development proposed. Existing features on and adjoining the site, including adjacent residential areas, the golf course, the Wootton Brook, the M1 motorway, trees, hedgerows and woodland have shaped the design of the development and have been fully taken into account in the technical assessments supporting the application. Bovis' control of the entire application site ensures the proposed development is readily deliverable, enabling the Borough's housing needs to be met on a site entirely within its administrative boundaries and in a sustainable location (**Section 2**).
- 5.3 The proposed development comprises 380 predominantly family-sized houses accessed via Windingbrook Lane; and involves the re-configuration of Collingtree Park Golf Course. Submission of a planning application has been encouraged by the Borough Council and the JPU since autumn 2011, while the application proposals have been refined during 2013 through extensive engagement with Council representatives, other stakeholders and local residents, including through meetings, workshops, exhibitions and a dedicated project website (**Section 3**).
- 5.4 The *Northampton Local Plan* is not up-to-date, in particular in its housing provisions, concerning which the required 5-year supply of deliverable housing sites is absent. Against that background of policy outdatedness, the *National Planning Policy Framework* (NPPF) indicates that the application should be permitted (para. 14), in view of its following substantial benefits:
- assured early delivery of housing, contributing towards the required 5-year supply of deliverable housing sites within the Borough;
  - reduction of flood risk to the existing Collingtree Park area; and
  - delivery of improvements to off-site highway infrastructure, most notably to the Wootton Interchange on the A45, but also to Rowtree Road's roundabouts with London Road, Butts Road and Penvale Road.

- 5.5 The fact that the application accords with the submitted WNJCS underlines the case for permission to be granted. Furthermore, approval of the application need not await the adoption of the WNJCS, given that such an approval would not prejudice that Plan-making process and in view of the shortfall against the required deliverable 5-year housing land supply (**Section 4**).

**APPENDIX 1**

**SUMMARY OF COMMUNITY ENGAGEMENT UNDERTAKEN**

1. An initial meeting with representatives of the NPWG on 28 January 2013 took the form of a round table discussion with representatives of Bovis Homes, David Lock Associates and Peter Brett Associates, in order to introduce the emerging application proposals and explain Bovis Homes' objectives and programme. The views and concerns of the NPWG were expressed and confirmations on technical matters were provided. Comments on the draft Community Engagement Plan were articulated and consequential changes to the timetable for subsequent NPWG consultation events were made.
2. A Planning for Real exercise was held on 25 February 2013 and was also attended by Northampton Borough Council's Planning officers and Community Engagement Officer. Participants worked together to generate a series of "Principles for a Sustainable Urban Extension", but declined to participate in a conceptual masterplanning exercise.
3. A briefing on the emerging master plan took place on 8 March 2013, with an opportunity to ask questions about the plans.
4. A Youth Council workshop was held on 7 March 2013, to ensure the views heard were representative of a wider cross-section of the local community. The workshop allowed a shared understanding of the physical factors and constraints that influence masterplanning to be developed, enabled design ideas to be explored and a narrative developed about the type and quality of place to be created.
5. A dedicated project website was launched in mid-February 2013 to foster a wider awareness of the emerging proposals amongst the community, to make public the Community Engagement Plan agreed with Northampton Borough Council and to ensure the public understood the significance of the consultation process to the evolution of the application proposals.
6. A public exhibition of the emerging proposals was held on 15 and 16 March 2013, staffed by representatives of Bovis Homes and the consultant team.

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7. The event was advertised to surrounding residents and businesses through the distribution of in excess of 11,000 leaflets and also through the project website. The exhibition was held in the Blacky More Community Centre.
8. A questionnaire was made available on the project website for responses to the proposals to be made. A total of 51 questionnaire responses were received and considered.
9. A Members' Information Evening was held at Northampton Borough Council on 19 June 2013, to which all Borough Council members were invited, as well as those Northamptonshire County Council members representing the area of the site and the local MP (Andrea Leadsom). Four councillors attended this event, as did some 30 local residents, who viewed an updated exhibition of the application proposals, including a 3D fly-through model.
10. A further public exhibition was held at Wootton Community and Sports Hall on 12 September 2013, focusing upon the Full application proposals and displaying an updated version of the 3D fly-through model that had been exhibited initially at the June event. This exhibition was followed immediately by a briefing on the application proposals for representatives of Collingtree and Wootton & East Hunsbury parish councils.
11. Further details on the community engagement process are contained within the Community Engagement Report submitted in support of the planning application.

**APPENDIX 2**

**ANALYSIS OF CONFORMITY TO RELEVANT SAVED LOCAL PLAN POLICIES**

1. In conformity with Policy L1, the proposed development would not result in the loss of Collingtree Park Golf Course. To accommodate the development, parts of the course would be re-configured, as outlined in section 3 of this Planning Statement and as detailed in the Design and Access Statement. However, the course would remain an 18-hole facility playable at all times, again as detailed in the Design and Access Statement.
2. In conformity with Policy E1, the existing landscape features on the site, including hedgerows, trees and woodland, would be retained as far as is reasonably practicable (in the case of hedgerows and trees), to ensure the character and structure of the landscape is incorporated into the proposed development.
3. The paddock at the southern end of the site (para. 3.1) is identified as Greenspace under Policy E6. This part of the site is proposed to be developed at a relatively low density and such development would be set back from its edges closest to Collingtree. Because of this, the function of this area in safeguarding the essential character of the village would not be unacceptably prejudiced, in accordance with Policy E6.
4. Policy E9 of the Local Plan identifies the remainder of the site as a Locally Important Landscape Area, on the basis of the setting it provides for Collingtree village. This policy requires any development within such areas to be capable of being integrated with existing development and to protect and enhance existing landscape features, such that the impact on that existing development will be minimised. This would be the case in respect of the application proposals, which set development back from the village, involve low densities nearest to it, and preserve and enhance intervening vegetation.

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5. A key design objective of the development proposals has been to structure the built development around the retained green infrastructure, maintaining key elements such as the golf course. The character of the development has been informed and shaped by the structure of the existing landscape. As a result, the proposals conform to policies E11 and E12, in relation to the retention of a high proportion of trees, hedgerows and woodland of high and moderate quality and value.
6. In compliance with Policy E14, which identifies the M1 as a Principal Corridor of Travel, the development would be of a high standard of design and landscaping, as befits its location close to this intensively used route.
7. The proposed development would retain and incorporate key features of nature conservation value on the site, including mature hedgerows and trees wherever practicable, in compliance with Policies E17 and E18. Further details are presented in the Green Infrastructure Strategy.
8. The proposed development provides for appropriate access and drainage infrastructure and public open space, in compliance with Policy E19.
9. As identified within the Design and Access Statement, the local character of the surrounding area has been taken into account in the evolution of the design principles of the development, to ensure an appropriate character is created (Policy E20).
10. Again as detailed within the Design and Access Statement, the design, layout and landscaping of the proposed development would deter crime and vandalism, in accordance with Policy E40.
11. The proposed development makes provision for two Local Equipped Areas for Play (LEAPs) to provide outdoor recreation opportunities for primary school children, in compliance with Policy H14.
12. In conformity with Policy H32, the proposed development would make appropriate provision for affordable housing, taking into account viability considerations ("site/market conditions" in Policy H32).

***Full Planning Application***

Bovis Homes

13. Compliance with Policy T4 is addressed through the Northampton Growth Management Scheme (NGMS), which has been developed by the Highways Agency with the support of local planning authority partners, who have signed a Memorandum of Understanding (MoU) as a statement of shared commitment on the delivery of the NGMS. The MoU provides for the funding of the NGMS measures through developer contributions secured through Section 106 agreements, including in particular improvements to the Wootton Interchange on the A45.
  
14. The application therefore accords with relevant saved policies of the Local Plan.

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