



WNDC Board Report

Report by Director of Planning Services

Paper Reference: 2010-01-07-01

Agenda Item: 7

19th January 2010

Subject: Planning Service Delivery Report.

Advice: That the Board:

1. **Note** the planning performance.
2. **Note** the planning update and review of the major applications.
3. **Note** the planning decisions in Appendix A

Key Points:

- Performance is considered satisfactory.
- Ransome Road application is progressing to further submission of amended plans by the end of January.
- Avon/Nunn Mills master plan is progressing.
- Grange Park reserve matter application expected by end of January.
- Towcester urban extension highway discussions are ongoing.
- Note the food retail situation.

1. **Planning Performance.**

1.1 Within the last Quarter 40 applications were determined, 30 of which were delegated. This currently leaves 77 applications on hand at the moment. In the last Quarter the performance has improved in the Majors and Minor categories. The planning performance overall is considered satisfactory,

	2008 - 2009				2009 -2010			National PI
	Q1	Q2	Q3	Q4	Q1	Q2	Q3*	
Major (Within 13 to 16 Weeks)	25%	38%	39%	39%	29% (2)	31% (2)	35% (4)	60%
Minor (Within 8 Weeks)	69%	71%	80%	82%	84% (16)	87% (18)	89% (21)	65%
Others (Within 8 Weeks)	75%	80%	80%	82%	88% (7)	92% (4)	74% (3)	80%

1.2 Since the last board meeting there have not been any significant applications determined at committee.

1.3 The planning decisions made between 21st November 2009 and 8th January 2010 have been attached in **Appendix A**

2. Planning update.

2.1. Grange Park.

There have been a number of meetings taking place to resolve a number of minor issues to do with the design. The reserved matters application is expected to be submitted by the end of January.

2.2. Daventry Appeal.

The Inspectors have now submitted their report to the Planning Inspectors central office which means that that it will be soon sent on to the Secretary of State for his consideration.

2.3. Dallington Grange (07/0008/OUTWNN):

- **Description:** Development comprising up to 3,500 dwellings, a local centre up to 4.15 hectares (within use classes A1-A5, B1 (a), C2, C3, D1 and D2); an employment area up to 10 hectares (Classes B1, B2 and B8); two primary schools, re-use of Grange farm for café/restaurant/ public house, creation of ecological, amenity and open space areas and associated access, engineering and drainage measures.
- **Location:** Land bound by the A428, Harlestone Firs, Northampton-Rugby railway line, Mill Lane, Kings Heath, Rye Hill and Lodge Farm Industrial Estate.
- **Applicants:** Persimmon Homes and Barratt Strategic
- **Current Position:** The application was submitted in 2007 and progressed through various stages of consultation and review. Following a review of the Dallington Grange master plan and a stakeholder workshop in mid 2008, WNDC wrote to the applicants setting out its view on the changes required to provide an acceptable scheme in planning terms. The applicant's position was that they would not revise the scheme until an agreement was reached on s.106 contributions. No agreement on this issue was reached and the appetite from the applicants to move forward has been limited by the current economic climate. More recently, both applicants have met with WNDC and indicated a willingness/ desire to move forward with

the application. The current indication is that a reused application will be submitted by summer 2010. However this forecast is dependent upon successful negotiations between the applicant, the landowner and WNDC regarding scheme viability.

2.4. Ransome Road (06/0016/OUTWNN):

- **Proposal:** Outline application for up to 800 residential units, community facility and associated access improvements.
- **Applicants:** HCA
- **Current Position:** The application has been taken to committee on two occasions, to NBC in 2004 and to WNDC's committee in January 2007. Both times, the scheme was approved subject to the agreement of s.106 terms. However, following a financial appraisal in 2007, the details of the s.106 were not agreed. The scheme has not been moved forward since that time. Throughout 2009, the HCA have been working to update the application in order to take the matter forward to a further committee resolution. This has involved updating the Environmental Statement, Transport Assessment, Travel Plan, Design and Access Statement and undertaking new financial appraisal. All of this work will be ready for submission by the end of January 2010. Further consultation will then be required. Subject to discussions regarding the s.106, it should be possible to achieve a committee date early in Q2 of 2010. However, discussions regarding the s.106 will be complex and will need to have regard to the overall development at Avon/ Ransome Road. It is possible that this will impact upon the timetable for determination.

2.5. Avon/ Nunn Mills (06/0014/OUTWNN)

- **Proposal:** Outline application for up to 1200 residential units, community facilities, local leisure and retail centre.

- **Current Position:** The previous planning application covered both the Avon and Nunn Mills site and was submitted by Gallagher Estates. However, the area is now in two ownerships – Avon to the west and Taylor Wimpey & Persimmon to the east. New planning applications are to be prepared separately by both landowners but they are working on a joint master plan and Environmental Statement. No timetable has been put forward for this work to date and it is likely to progress after WNDP has published the results of the Strategic Development Framework setting out parameters for the scheme. Given the amount of work required to prepare a planning submission, it is unlikely that planning applications will be submitted before Q2 of 2010. As with Ransome Road, s.106 negotiations will be complex.

2.6. Towcester Vale Urban Extension (07/0374/OUTWNN)

- **Description:** Outline residential planning application for up to 3,000 dwellings. The commercial floorspace proposed is 79,010 m² (Mix of employment uses and retail). BREEAM "very good" on 100% of non-residential development and code level 3 achieved on 100% of residential developments. New secondary school and primary school proposed. Space allocated for community uses. Proposed playing pitch offer. Affordable housing offer of 35%.
- **Location:** Land to the South of Towcester (Scheme solely within WNDP's Towcester UDA apart from half the Grade Separated Junction).
- **Applicants:** Persimmon Homes and Bloor Homes
- **Current Position:** Planning application is well advanced. Scheme validated in December 2007 and formal pre-application for a year previous to this. Extensive community consultation has been undertaken and workshops on the awareness of community needs and the assessment of the application.

- Since the summer of 2008 there has been a slow down on this application due to the ability/willingness of the applicant to commit significant resources to the project in the light of current economic conditions. Since late summer 09 there has been meetings regarding the viability on the site. A jointly agreed brief has been issued to independent viability experts to assist in resolving these issues, with this work to be progressed in January 10 after the initial financial models have been run for the Planning Obligations Strategy Review.
- The work programme is on-going to resolve highways issues, a departure from standard application will be necessary. The applicant has appointed new consultants to progress the strategic highways issues.

2.7. Food/Retail Projects

- Description, Location and Applicants
Attached is an up to date table of the status of the different retail applications in front of us in Northampton. **See Appendix B**
- **Current Position:** In summary the Aldi, Northampton is targeted to the 26 January 2010 committee. The Sainsbury and Nene Valley Retail Park applications have time extensions to the 9 and 12 March respectively. In addition it is envisaged that we will be taking the Aldi, Towcester to a Towcester Planning Committee on 21 January 2010.
- AECOM have been appointed to provide support on retail matters. They have undertaken initial work into providing advice on the evidence base for West Northamptonshire. Over January they will be working on the retail assessments of the Sainsbury, Weedon Road and Nene Valley Retail Park. A committee date is not set at the moment until the retail assessments have been made and the new PPS4: Planning for Sustainable Economic Growth has been considered. This policy

statement came out on the 29th December 09 and the implications are being worked through.

- There is no further news in respect of an ASDA application being submitted at the present time.

2.8. **Upton Lodge:** There is no update to report on this application at the moment as it is awaiting highway modeling work to be completed. A full report will be brought forward at the next board meeting.

2.9. **Pineham:** There is no update to report on this application at the moment as it is awaiting highway modeling work to be completed and a S106 position to be offered. A full report will be brought forward at the next board meeting.

3. Appendices

Appendix A – Planning Decisions – Paper Reference 2010-01-07-01a

Appendix B – Retail Schemes – Paper Reference 2010-01-07-01b