



# WNDC Board Report

## Report by Director of Planning Services

Paper Reference: 2010-05-07-01

Agenda Item: 7

6 July 2010

**Subject:** Planning Services Overview Report

**Advice:** That the Board:

1. **Note** current 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
- There were 66 applications 'on hand' at the end of May.
- Note the progress on major applications.

## 1. Planning Performance

1.1 The performance is acceptable when viewed against the previous quarter's figures. 11 applications were determined in April and 14 in May with the number on hand at the end of May standing at 63.

1.2 A number of notable major planning applications have been approved.

- Reserved matters approval for 231 dwellings at the former British Timken site, in Northampton. This is the last reserved matters approval for residential development where some 498 residential units are being delivered.
- Full planning permission for the construction of 3 B8 units and ancillary offices totalling some 66000sqm at Apex Park Phase 3, Drayton Fields, Daventry securing some £670,00 in Section 106 contributions.

	2009 -2010				2010 - 2011				National PI
	Q1	Q2	Q3	Q4	Q1* April & May only	Q2	Q3	Q4	*Figures not submitted to DCLG
Major (Within 13 to 16 Weeks)	29% (2)	31% (2)	35% (4)	34% (3)	57% (4)				60%
Minor (Within 8 Weeks)	84% (16)	87% (18)	89% (21)	88% (10)	80% (12)				65%
Others (Within 8 Weeks)	88% (7)	92% (4)	74% (3)	75% (4)	67% (2)				80%

## 2. Planning Update

### Upton Lodge (06/1654/OUTWNS)

- 1,700 dwellings approx and community facilities.
- Revised traffic assessment work and a revised travel plan have been submitted.
- There have been positive meetings with the Highway Agency (HA) which should enable the application to be resolved in Q2 and the S106 completed.
- A positive output from a meeting with the applicant (HCA) and the HA is to work through a 'Demand Management Strategic Road Strategy' that will service the A45/M1 and the growth applications. This Strategy should enable the HA to remove their TR10 objections shortly.

### Daventry Appeals

- Following the conclusion of the Daventry Appeals, contact has been made with each of the respective developers involved. It is understood that the owners of the Monksmoor site intend to take this to market in the autumn of this year. Current expectations indicate that it is likely that a group of developers will seek to secure the site rather than an individual developer.
- Discussions have also taken place with the developers of both the Church Fields and Danetree sites. The promoters of the Church Fields site are continuing to consider their options to progress either the existing large scale application, submitted to Daventry District Council and WNDC or a smaller scale proposal. The promoters of the Danetree proposal have confirmed that they intend to take their aspirations forward through the Local Development Framework.

### Towcester Urban Extension (07/0374/OUTWNN)

- Outline residential planning application for up to 3,000 dwellings. The commercial floor space proposed is 79,010 m<sup>2</sup> (mix of employment uses and retail). Affordable housing offer of 35%.
- Work is on-going to resolve highways issues, as a departure from a standard application will be necessary. A meeting was held on 21<sup>st</sup> May 2010 with key

stakeholders to establish the work required to ensure the highways infrastructure proposed is appropriate to the scheme. A report relating to the alignment of the bypass is being prepared and will be discussed at a meeting on the 15<sup>th</sup> July 2010

- A programme of meetings has been established running up to the end of the year, with both the developer and local authorities. These are currently considering issues in relation to the Masterplan, delivery and the strategic highway network.
- CBRE has been appointed to provide independent advice on the financial aspects of infrastructure delivery across the site. A report is being prepared to provide an early assessment of general viability. This is to be discussed at a meeting on the 15<sup>th</sup> July 2010.

#### Towcester – Moat Lane

- A mixed use regeneration project being promoted by South Northamptonshire Council (SNC) in partnership with WNDC and Northamptonshire County Council (NCC). The aim is to reintegrate the Moat Lane area into the town centre with refurbishment of existing buildings, the construction of new buildings including a new civic centre for Towcester and offices for SNC, restoration of Bury Mount and the provision of a high quality public realm throughout. The mix of development will include retail space, cafes, community facilities, offices and up to 70 residential units.
- An outline application is expected to be submitted by SNC in June/July 2010, with a target for taking the application to the Towcester UDA Committee for a resolution in Q2/Q3 2010. This is compliant with the key objectives for this project.
- A series of fortnightly meetings of the Planning Sub Group has operated throughout the pre application process to resolve the key issues of the application – ecology, archaeology and highway impact. This programme will continue to operate once the application is submitted and will be formalised through a Planning Performance Agreement.

#### Ransome Road (06/0016/OUTWNN)

- 800 dwellings and community facility.
- The planning application has now been updated and submitted to WNDC. Reconsultation has been undertaken with residents and key stakeholders. There has been a very limited response from the public with only three letters received to date, making observations on the proposal.
- Responses have now been received from all key consultees, with the exception of NBC. It is not clear when NBC intend to take the application to committee.
- A number of key issues have arisen that will require further attention in order to move the scheme forward. Additional survey work is being undertaken in terms of ecology and protected species, and additional technical work is required to address specific noise and air quality issues. The HA and NCC have not objected to the principle of development and recognise that the impact upon the road network will be acceptable, subject to a satisfactory Travel Plan being secured through the S106 agreement.
- The key issues have been discussed with the HCA who have prepared a programme to move things forward in order to allow the application to go before WNDC's September Northampton UDA planning committee.
- Discussions are also on-going with the HCA regarding the viability of the site. These discussions will be key to moving the scheme forward. Due to the significant cost in assembling the site and likely remediation costs associated with this former landfill site, there are issues in terms of viability and therefore the ability to make significant financial contributions. This work is moving forward and more detailed discussions will be held with the HCA in the coming month. Clearly the important balance will be between providing a scheme which is acceptable in planning terms but which is also a viable proposition.

#### Dallington Grange (07/0008)

- 3,500 dwellings and mix use commercial and retail.

- Discussions are on-going with the applicants who have stated a commitment to implementation of the scheme. A meeting was held on 18<sup>th</sup> March with the applicant, Althorp Estate (one of two major landowners) and NBC Planning.
- Following this meeting the applicant has undertaken further work examining key infrastructure requirements and the financial viability of the site. A meeting is arranged for 13<sup>th</sup> July to discuss this and examine the way forward.
- A programme of meetings will be programmed by WNDC, over the coming months, with key consultees, landowners and the applicants.

#### Avon/Nunn Mills (06/0014)

- Mixed use development incorporating residential, community facilities, local leisure and retail centre.
- Key discussions in relation to the Avon Nunn Mills site have recently centred around the landowner issues relating to a CPO (Compulsory Purchase Order) and the strategic land use principles in terms of WNDC's Strategic Development Framework (SDF).
- Planning officers have set out the detailed work that will need to be undertaken to develop a new planning application and the list of documents that will need to accompany the application. No programme for submission has been agreed at the time of writing. Further meetings to discuss the key principles outlined in the SDF are scheduled and the landowners have held off from progressing any planning application until the key strategic issues and principles have been agreed.

#### Retail Projects

- Applicants with submitted retail schemes have been encouraged to update their Retail Impact Assessments in line with PPS4.
- Revisions have been submitted for the Sainsbury Application which includes an extended net sales area of 3559 sq m – a reduction of 1628 sq m from the original submission. No firm timetable has been set to achieve a committee date. AECOM on behalf of WNDC are considering these changes.
- The Nene Valley Retail Park Northampton applicants have re-submitted following comments made by AECOM, on behalf of WNDC.

- The Aldi applications in Northampton and Towcester have recently submitted impact assessments in line with PPS4. The Aldi, Towcester has received a resolution was to grant consent, subject to an acceptable position being reached on the S106 and resolution of the Highway's Agency objection. The Aldi, Northampton is being targeted to the Northampton UDA Planning Committee on 13<sup>th</sup> July 2010.
- Pre-application discussions are on-going with a number of other operators.

**Appendix – Appendix A: Planning Decisions**