



WNDC Board Report

Report by Director of Planning Services

Paper Reference: 2010-08-08-01

Agenda Item: 8

7 December 2010

Subject: Planning Services Overview

Advice: That the Board:

1. **Note** current position regarding Business Plan projects
2. **Note** the planning performance and workload information.

Summary:

- Progress has been achieved with regard to meeting the Business Plan Key objectives where this has been within the control of WNDC
- Overall performance is considered acceptable.

1. Review of Business Plan Projects

1.1 Set out below is a commentary on the Business Plan projects detailing their background and current progress.

Avon/Nunn Mills and Ransome Road

1.2 The Business Plan Key Objectives in terms of the submission of a planning application for Nunn Mills include the submission of revised and updated documents during Q3 (Oct – Dec 2010). This will not be met. There are a number of matters that need addressing and resolving over and above purely planning considerations. These matters are set out in the Director of Regeneration and Development reports.

1.3 The Business Plan Key Objective for the Ransome Road application is that the application be reported to the Northampton UDA Planning Committee during Q2 (July-Sept 2010). The application was reported to this Committee on the 14th September 2010 where the Committee resolved to be minded to grant outline planning permission. Negotiations continue with a view to resolving the outstanding matters. The S106 agreement is being drafted and due to be ready for completion early 2011.

Dallington Grange

1.4 Dallington Heath is a longstanding potential growth location within Northampton. This application was submitted in January 2007. The impetus to progress the application is struggling at the present time. The site has been identified in the development plan for housing development for over 30 years. An outline planning application for development comprising up to 3,500 dwellings, a local centre of up to 4.15 hecatres, an employment area up to 10 hectares, two primary schools, secondary school and re-use and redevelopment of Grange Farm for café/restaurant/public house or hotel and creation of habitat, open space and landscaped areas.

1.5 The Business Plan Key Objective to resubmit revised and updated documents in Q2 (July-Sept 2010) has not been met because the developer is awaiting the outcome of ongoing discussions on progress with the two landowners, the Althorpe Estate and Northampton Borough Council.

1.6 The second Key Objective is to report the application for consideration to the Northampton UDA Planning Committee in Q4 (Jan-March 2011). This objective will not be met. A further report will be brought forward to the Board in due course to set out a revised project timetable.

Upton Lodge

1.7 The first phase of the Sandy Lane Relief Road, completed in October 2009, has opened up the Upton Lodge area for development, including plans for over 2000 new homes and significant commercial development.

1.8 The Business Plan Key Objective is for the completion of the S106 agreement within Q2 (July-Sept 2010). This has not been met. This has been due to the difficulties in finding a way forward to resolving the strategic road concerns in conjunction with the local road network. This now has a basis via an "Access Management Strategy" to move forward with specific obligations in S106 legal agreement to deliver key infrastructure. This approach is supported by the HA and NCC. A draft S106 is being progressed with all partners. It is anticipated that can be completed by Q4.

1.9 Upton Park is a proposal for circa. 1000 dwellings by the Homes and Communities Agency (HCA) to the south of the Upton Lodge scheme. There is no planning application currently with the Corporation for this development despite the HCA indicating it would be submitted by the end of March 2010. The HCA have clearly not been able to keep to this timetable and have indicated that they are now looking to submit it before the end of March 2011. This has been due to the current Public Sector spending review. As a consequence Business Plan Key Objectives for this scheme to have the application submitted in Q1 (April-June 2010) and consideration by Committee in Q4 (Jan-March 2011) have not been achievable. Once the application is submitted the key objective for a committee date will be set.

Towcester Urban Extension

1.10 The Business Plan Key Objectives for this scheme were a re-assessment and reconsultation of the application in Q2 (July-Sept 2010) and reconsideration by the Committee in Q3 (Oct-Dec 2010). These objectives have not been met. This has been due to the current economic climate and the time being taken to resolve the viability position **which has progressed significantly over recent months**. At this moment in

time it is anticipated that the re-submission would take place in Q4 and go before Committee in Q2 – 2011/12. But there are significant strategic highway matters to be resolved, which is ongoing. A draft set of heads of terms are being discussed with partners.

Moat Lane Towcester

- 1.11 The application was submitted in June 2010, consultation was undertaken in July/August and it was then determined by Committee in September where it was resolved to be minded to grant outline planning permission. The Business Plan Key Objectives are for the application to be submitted in Q1 (April-June 2010), consultations undertaken in Q2 (July-August 2010) and for it to be considered by Committee in Q2/Q3 (July-Dec 2010). As can be seen from the above all these objectives were met. The progression of the application continues to be a high priority to seek to issue the decision notice as soon as possible. The CPO inquiry date has been set for 18th/19th January 2011. The S106 is seeking to be completed before that date.

2. Overall Planning Workload/Performance

- 2.1 The planning service deals with a number of submissions which require formal consideration and determination. Planning applications only form part of the picture albeit the most public. Other submissions relate to the discharge of planning conditions, consultations on planning applications from Northampton Borough Council, Daventry District Council and South Northamptonshire District Council, amendments to approved schemes, requests for screening and scoping opinions under the Environmental Impact Assessment Regulations and engaging in pre-application discussions.
- 2.2 Table 1 below shows the number of items received this financial year to date requiring formal determination with the exception of pre application enquiries and Table 2 shows the actual number of formal determinations.

Table 1: All Received 01/04/2010 - 30/10/2010

	Planning Applications	Discharge of Conditions	Non Material Amendments	Other Authority Consultations	Pre Application Advice	Screening / Scoping Opinion	Total
April	10	24	2	1	5		42
May	11	16		1	10		38
June	14	31	3	1	6		55
July	11	29	5		7	1	53
August	14	16	4		9	1	44
September	16	57	1		12		86
October	12	17	2	1	3		35
Totals	88	190	17	4	52	21	353

Table 2 : All Determined 01/04/2010 - 31/10/2010

	Planning Applications	Discharge of Conditions	Non Material Amendments	Other Authority Consultations	Screening / Scoping Opinion	Total
April	11	5	1			17
May	14	6		1		21
June	13	12	1			26
July	13	15	4		1	33
August	11	25	6		1	43
September	12	15	1	1		29
October	10	35	2			47
Totals	84	113	15	2	2	216

2.3 In terms of planning performance against national indicators Table 3 and the accompanying graphs detail very good performance in relation to the determination of 'minor' and 'other' applications with the national targets being 65% and 80% respectively. Performance in relation to 'major' applications whilst not exceeding the national target of 60% is considered acceptable having regard to the complex nature of the type of 'major' applications the Corporation deal with.

BVPI Summary	2009-2010				2010-2011				National PI
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Major (Within 13 to 16 Weeks)	29% (2)	31% (2)	35% (4)	34% (3)	50% (5)	40% (1)			60%
Minor (Within 8 Weeks)	84% (16)	87% (18)	89% (21)	88% (10)	86% (19)	91% (23)			65%
Others (Within 8 Weeks)	88% (7)	92% (4)	74% (3)	75% (4)	75% (3)	91% (7)			80%



