

Norton Parish Council response to Planning Application

DA/2017/0128

At an extraordinary meeting of Norton Parish Council on March 13th 2017 the decision of the Council was to recommend refusal of the above planning application.

Norton Parish Council objects to this application on the following grounds:

1. Daventry District Council has proved that it has in excess of 5 years land supply.
2. Daventry District Council has exceeded its allocation of new builds in rural areas up to 2029.
3. Norton village is classified under Policy HS22 as an “infill only” village. This Policy sets out four criteria which any development must comply with:
 - A. It is on a small scale, and
 - B. it is within the existing confines of the village, and
 - C. it does not affect open land which is of particular significance to the form and character of the village, or
 - D. it comprises the renovation or conversion of existing buildings for residential purposes provided that the proposal is in keeping with the character and quality of the village environment.

Norton Parish Council consider this proposed development fails to comply with the following criteria:

- B. it is not within the confines of the village. See note below
- C. it does affect open land and the views up to the ancient Iron Age Hill Fort (which is a Scheduled Ancient Monument) from the village
and
- D. it does not include the existing buildings for use as dwellings – all 12 proposed dwellings are new builds.

Note: The pony paddock which forms the majority of this application has already been rejected as a suitable development site in the Strategic Housing Land Availability Assessment SHLAA:

“With regard to the Part 2 Local Plan the West Northamptonshire Joint Planning Unit in the preparation of the Joint Core Strategy undertook a Strategic Housing Land Availability Assessment (SHLAA). Within the SHLAA only one potential housing site is identified at Norton, that being the current application site (site reference DDC107).”

The Parish Council agrees with the SHLAA’s conclusion that the, *“Site would represent development which is poorly related to the existing settlement.”*

Please read the following for detailed comments by Councillors.

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	Observations	Comments	Recommendations
1.	Majority of development is on open greenfield countryside	<p>a. One third of the development is redundant agricultural buildings which have been granted planning consent for light industrial usage. The other two thirds are on agricultural land currently used as a pony paddock.</p> <p>b. If this scheme is granted planning permission a precedent will be set. We could see applications for similar developments at other locations around the existing boundary of the village.</p>	Object to Planning Application
2.	No commitment to deliver Norton's housing needs	<p>The application appears to offer villagers a scheme that will deliver the needs of Norton (3.13)</p> <p>However the application states that the future size, types, scale and mix of housing could be different from that described in the indicative application (1.2, 3.2, 3.15, 5.2, 5.3, 5.4).</p> <p>Norton may end up with something very different, the site could be sold with outline planning to a developer whose only concern is profit and Norton end up with large executive housing which:</p> <ul style="list-style-type: none"> a. Fails to meet need of downsizers b. Are beyond the reach of young people c. Bring older wealthier people into the village rather than the young families needed to bring vitality into the village. 	<p>Object to planning application</p> <p>However if outline planning is granted we request that detailed planning only be granted to a scheme whose number, size and mix of dwellings is consistent with this application.</p> <p>Also</p> <ul style="list-style-type: none"> 1. The number of dwellings is limited to no more than 12 2. No dwelling more than 2 stories high

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<p>No clear and defensible boundary to the development</p>	<p>Weedon Lane currently forms a clear and defensible boundary against development to the South West of Norton.</p> <p>This scheme will breach that boundary and set precedents which could result in:</p> <p>Multiple development sites around the village edge. At least four other similar sites around the village can be identified.</p> <p>Further development of land between Weedon Lane and Daventry Road. The remaining undeveloped section of the paddock and the allotments will form a contiguous area immediately adjacent to the scheme, which would be highly attractive for further development. The mature hedgerow forming the boundary of the paddock would facilitate development up to that line.</p> <p>Without a clear boundary we could see multiple further applications for:</p> <ol style="list-style-type: none"> 1. Development of the rest of the paddock 2. Development of the allotments 	<p>Object to the planning application</p> <p>However if outline planning is granted, there must be the creation of a defensible boundary to the South West of the site. We suggest this could be done by:</p> <ol style="list-style-type: none"> 1. The applicant granting the Parish Council a 99-year lease at a peppercorn rent on the remainder of the pony paddock for use as a playing field to cater for the increase in the number of older children. <p>and</p> <ol style="list-style-type: none"> 2. The applicant establishing a formal agreement to maintain the status of the allotments with a 99-year lease at a peppercorn rent granted to the Parish Council.
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<p>4. Developer Contributions Affordable Housing/ traffic calming</p>	<p>The applicant states that "An agreed number of affordable housing units shall be provided on-site in accordance with identified housing needs."</p> <p>And</p> <p>"The affordable housing can be secured by condition without the need for a S106 and this would be our preference."</p> <p>And</p> <p>Traffic calming: This to be "Subject to further consultation and input from the Highway Authority and their agreement about a suitable and proportionate solution for traffic calming on Weedon Road."</p>	<p>Object to planning application</p> <p>However if outline planning is granted the number of affordable units should be in-line with DDC's policy of 40%. The Parish Council would request a 106 agreement to ensure tenure of the housing stays with those that have a connection to Norton.</p> <p>Note: The Council is already in talks with Midlands Rural Housing to extend the successful "Goulden's View" affordable housing scheme.</p> <p>The Parish Council has had talks with Pegasus Planning /Barratts Developments to put in place traffic calming measures within the village including Weedon Lane.</p>
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5	<p>10% increase in Norton's population but no improved village amenities.</p>	<p>This development could see the population of Norton increase by 10% including teenagers and children. The application is eloquent in its reference to rural life in the village.</p> <ol style="list-style-type: none"> 1. Thriving local places 2. Amenity for all existing and future occupants 3. Support thriving local communities 4. Vibrancy and social cohesion <p>In spite of bringing more people into Norton and it's references to thriving rural life the application offers the village nothing by way of improved amenities, social infrastructure or any other "planning gains."</p>	<p>"Planning Gains" Although the applicant mentions CIL payments totalling over £49,000 Norton's portion would be a little over £7,000. This would do little to "mitigate the development".</p> <p>If outline planning is granted we request the scheme be accompanied by tangible measures to increase the amenity and social infrastructure of the village proportionate to its increase on the population.</p> <p>Increased amenities could include:</p> <ol style="list-style-type: none"> 1. Playing field, as mentioned above (section 3) 2. Allotment security, as mentioned above (section 3) 3. Making land available for new village hall.
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Application paragraph number	Planning Statement	Norton Parish Council response
<p>1</p> <p>2.11 4.8</p>	<p>States that "The southern section of the application site is brownfield land."</p> <p>And</p> <p>"The proposal meets the Government's objectives of boosting the supply of housing whilst reusing a brownfield site."</p>	<p>The Parish Council understands that the definition of "brownfield" is land that "is or was occupied by a permanent structure (excluding agricultural or forestry buildings)."</p> <p>Although planning was granted for light industrial use (ref DA/2015/0686) this has never been carried out, therefore these are still agricultural buildings and cannot be classified as brownfield.</p>
<p>2</p> <p>3.6 & 3.7</p>	<p>The applicant intends to create 120mtr new footpath around the bend on Weedon Lane to connect with the start of FP8 and states "This will ensure that the footpaths within the development can be safely and practically linked to the existing footpath provision within the village, enabling good access by foot to Norton's existing facilities and bus stops."</p>	<p>The start of this footpath crosses Weedon Lane just after a sharp bend which would severely limit visibility on a road which is used as a "rat run" and which a traffic survey carried out by Highways in October 2016 shows that 52% of vehicles are exceeding the speed limit. There is no additional footpath on the other side of the Weedon Lane meaning there is no link into the village and this would not be safe or practical.</p>
<p>3</p> <p>3.17</p>	<p>The applicant is willing to discuss traffic calming for Weedon Lane on the back of the development.</p>	<p>The Parish Council has already had talks with Pegasus Planning/Barratts Developments who have drawn up a map with traffic calming for all entries/exits to the village and a change of priorities on Weedon Lane.</p>

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4	4.25	The proposed development of 12 dwellings will help to support the economy by providing local employment in the short term during the period of construction.	The Parish Council does not consider this to be a likely scenario and is irrelevant.
5	4.33	The applicant states the "site is largely brownfield" and "our site is a modest and well-contained rounding off of the village, our site is contiguous on three sides with the village's existing built form."	Only one third of the site has existing agricultural buildings, so the claim to be largely brownfield is inaccurate. Similarly the site is not "contiguous with the village's built form" as it is separated by Weedon Lane.
6	4.35	The 2014/15 West Northamptonshire Authorities Monitoring report cautions that, "the delivery of affordable housing is likely to be challenging in future years having regard to the availability of funding to support delivery and viability consideration, particularly on larger development sites".	Norton Parish Council is already in talks with a Registered Social Landlord to provide an extension to Goulden's view, who are in turn in talks with the land owner.

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	Public consultation	Norton Parish Council response
<p>Took place August 1st 2016</p>	<p>The application claims, "No-one stated they were totally opposed to the idea of housing."</p> <p>Concerns were expressed by villagers about the compatibility of housing next to a grain store, which some perceived to be noisy and dusty</p>	<p>This question was not asked.</p>
		<p>In close proximity to the site is a grain store and associated grain drier. In the harvest season the drier runs constantly and creates noise and dust. Also frequent movements of heavy vehicles with tractors towing trailers bringing in grain and large lorries removing it. These vehicles will be using the same access as the housing. The Council consider that these activities are not compatible to a contiguous residential development.</p>