

APPLICATION NO. DA/2007/1400

TOWN AND COUNTRY PLANNING ACTS, ORDERS AND REGULATIONS

REFUSAL OF PLANNING PERMISSION

DATE APPLICATION VALID 8 November 2007

Name and Address of Applicant
The Ensign Group Ltd
C/o Agent

Name and Address of Agent
Pegasus Planning Group LLP
3, Pioneer Court
Chivers Way
Histon
Cambridge
CB24 9PT

Location of Development

Land at Brampton Lane, Boughton, Northamptonshire

Description of Development

Residential development consisting of approximately 1050 dwellings with employment area (B1 use), local centre, primary school, care home, open space, structural landscaping, highways and drainage infrastructure works and a park and ride scheme (Retention of farm shop)(All matters reserved except for means of access) (in part)

PLANNING PERMISSION HAS BEEN REFUSED FOR THE FOLLOWING REASONS:-

REASONS

1. Notwithstanding the acceptability of the principle of development, as proposed, in this location, it is considered that the infrastructure and services necessary to satisfactorily mitigate the transport impact should include the Northampton North West Bypass, to be constructed before the proposed development takes place. In the absence of the advance provision of this bypass, it is considered that the proposed development would lead to an unacceptable adverse impact on the local highway network. The planning application is accompanied by draft Heads of Terms for a Section 106 agreement that set out the planning obligations considered by the applicants to be necessary and sufficient to mitigate the impact of the proposed development. The Council considers that the draft Heads of Terms do not secure the provision of the necessary highway infrastructure, specifically the North West Bypass. Saved Daventry District Local Plan policy GN2 is a permissive policy subject to criteria and the proposed development fails to satisfy Criteria C and D. Similarly, policy HS2 is a permissive policy subject to criteria and the proposed development fails to satisfy Criterion E. The proposed development is also contrary to policy GN3 insofar as the Council is not satisfied that one element of the infrastructure made necessary by the



DAVENTRY
DISTRICT COUNCIL

Daventry District Council *LAB*

Lodge Road, Daventry, Northamptonshire. NN11 4FP

Tel: (01327) 871100 DX: 21965 Fax: (01327) 301605 Minicom: (01327) 312844

E-mail: plancare@daventrydc.gov.uk Website: www.daventrydc.gov.uk

development, namely the North West Bypass, will be provided.

It should be noted that as a result of a holding direction issued by the Highways Agency and due to expire on 20 October 2011, or such further date as may be notified by the Highways Agency, the Council is not authorised to grant planning permission at this stage. However, should the applicants appeal against this decision, the Highway Agency's final conclusion on the effect of the proposed development on the strategic road network will be a material consideration. The Council will address any implications thereof when further information is available.

Signed

PP Community Manager

Date of Decision: 9 September 2011