

## **Notes on Peace Hill planning application**

### **Note prepared 18.12.09**

1. The application is for 31 dwellings including a new access off Peace Hill. I attach a copy of the draft layout plan. 12 units per acre. Houses are intended to be two storey.
2. The applicant states that there is no risk of flooding. In pre-application discussions, Peter Bateman, the planning officer at South Northants Council, advised that access and archaeological issues will need to be addressed.
3. The mix of dwellings would be 20 x 2 bed, 4 x 3 bed and 7 x 4 bed. 40% (i.e. 12 units) would be affordable.
4. The applicant has put forward draft heads of terms for a planning gain undertaking . There would be contributions towards additional educational facilities ( at the rate stated in the heads of terms - presumably at the standard rate for South Northants), an open space which would be passed to the parish council together with a commuted sum towards future maintenance, and a contribution towards improving recreational facilities in the village. The amount for this is not specified.
5. The design and access statement acknowledges the constraints affecting the site:
  - (a) The dangerous junction with the main road to Banbury.
  - (b) A boggy area in the top corner near the junction.
  - (c) Two bus stops near the junction
  - (d) The dangerous bend opposite the bungalows
  - (e) The sloping nature of the site.
  - (f) Archaeological potential
6. There will be parking at the rate of 1.5 spaces per unit – 46 spaces in total.
7. Existing perimeter planting will be retained and supplemented.
8. They state that they intend to use traditional materials, and that the development will harmonise with the existing housing. Housing in this part of the village is brick, so that should be clarified if the parish council wishes to see stone used.
9. They state that the detailed proposals will be put forward at the reserved matters stage, after consultation with the planning authority and the community.
10. Composting bins will be provided as part of the waste management strategy.

11. In the supporting statement, reference is made to the fact that Bugbrooke is a Most Sustainable village, and that there have been two recent appeal decisions permitting development outside village envelopes, owing to the shortfall in the 5 year land supply. Reference is also made to the new Interim Housing Planning Policy, which is intended to address the shortfall and which allocates 111 new houses to Bugbrooke.
12. A noise assessment has been done, which has shown that the designs of the houses nearest the railway will need to include noise protection measures.
13. The applicant does not think that there will be a significant increase in traffic movements.
14. There will need to be a condition on the planning consent requiring ecological surveys to be carried out.
15. The package includes an environmental report, which I have not read in detail but which indicates that there are no major environmental problems with regard to the development.
16. With regard to drainage, the report says that further investigations are needed before a drainage strategy can be finalised, but it seems that storage will be needed, or the existing system will not be able to cope. Water harvesting should be encouraged.
17. There is a landscape and visual appraisal, which describes the site in the context of the various planning policies current at the time. This recommends that planting is enhanced to minimise the impact of the site from the surrounding roads and fields. It also suggests that some of the ridge and furrow feature is retained, and that the new housing is set back from the road and be kept to two storeys.
18. The transport statement says that public transport will provide opportunities for sustainable access to Northampton and the station, but does acknowledge that the limited bus services will probably not encourage people to swap from car to public transport. There have been no reported accidents in Great Lane and it is considered that Peace Hill is wide enough to accommodate the extra traffic and that the visibility on to Great Lane is adequate for the number of vehicles which will use the junction. The report states that a probable level of not more than 22 vehicle movements at peak times.
19. The ecology report concludes that the presence of semi-improved pasture surrounded by species rich hedges and mature trees combines to an overall assessment that the site is of ecological importance at a district level. It recommends that further surveys are carried out.
20. The cultural heritage technical appraisal states that the impact on the conservation may need to be considered. The site has been undisturbed for many years and a phased archaeological mitigation strategy should be considered.