



SUPPLEMENTARY INFORMATION

Strategic Planning Committee

Monday 16 August 2021

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**West Northamptonshire Council
Strategic Planning Committee - 16 August 2021
List of Public Speakers**

Item Number	Parish/Town Council	Amenity Society	Objector	Applicant/Agent
4 – WNS/2021/0064/MAF Land Adjacent to M1 And Waltham Wood Courteenhall Road, Quinton, Northamptonshire	None	None	None	Agent - Stacey Rawlings

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**West
Northamptonshire
Council**

West Northamptonshire Strategic Planning – South Northamptonshire Area

UPDATES

for the planning applications to be discussed at the

Planning Committee

(16th August 2021)

Planning Committee – 16th August 2021

Committee Updates

The schedule below details those letters etc. that have been received since the Committee reports were drafted:

Application Details:	Item No.
Case Officer: Daniel Callis Presenting Officer (if different) Parish: Bugbrooke Application No: WNS/2021/0064/MAF Development description: Location:	

Further information from applicant following pre-committee site visit

Following a question on the pre-committee site visit, the applicant has confirmed that the polytunnels comprise a long-life galvanised steel frame, which can be reused or recycled post use on the development; and long-lasting plastic sheeting with high tensile strength, high resistance to tear or piercing, and high UV stability. The sheeting is regularly inspected and has an approximate lifespan of 7 years. As any sections fail or require replacing in general after circa 7 years, they will be replaced as part of the site management. Recycling options for the end-of-life sheeting is being explored with the supplier.

The applicant has also clarified that the polytunnels will be off-set from the existing hedges by a minimum of 10m (the same as the 'set-aside' field edges witnessed on the site visit). This is shown on site layout plan 02A.

Consultation responses

WNC Ecology: No objection. If the recommendations, mitigation and enhancement measures detailed in the above submitted reports and plans is applied and followed successfully, there should be no significant impact on protected species and habitats and a net gain in biodiversity will be achieved. Recommends the inclusion of the following conditions, as set out below.

WNC Highways: No objections. Overall, the Transport Assessment Addendum (TAA) is acceptable and there are just some outstanding minor issues to be addressed, specifically:

- The improvements suggested as part of the Northampton Gateway Rail Freight interchange Order 2019 are illustrated in plans provided in Appendix D which does not show any planned improvements to Courteenhall Road. Further information on the cycling conditions along Courteenhall Road should be provided.
- The site layout plans provided show no safety measures for pedestrians when faced by delivery and service vehicles. Information on how such conflicts will be avoided is required.

(Officer note: The applicant has provided further information to seek to address these final two issues and final comments from Highways are awaited)

Additional Conditions

1. The development hereby permitted shall be carried out in accordance with the recommendations, mitigation and enhancements set out in the Preliminary Ecological Appraisal (PEA) by Cambridge Ecology dated 23rd February 2021 (Ref: P0868-R-001d), Breeding Bird Survey (Ref: P0868-M-002b) by Cambridge Ecology dated 10th June 2021 and Great Crested Newt Mitigation Strategy (Doc. Ref: 202102008) by Herpetologic Ltd July 2021, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

2. Where an offence under Regulation 41 of the Habitat and Species Regulations 2017 is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to impact on bats/newts until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the Local Planning Authority.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework.

3. Prior to commencement of the development hereby approved, a Biodiversity Management Plan (BMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the BMP shall be carried out in accordance with the approved details.

The content of the BMP shall include the following:

- a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g) Details of the body or organization responsible for implementation of the plan.
 - h) Ongoing monitoring and remedial measures.
4. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the BMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.

5. All species used in the planting proposals shall be native species of UK provenance.

Reason: To conserve and enhance biodiversity and prevent the spread of non-native species in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.

Additional Informative

1. The landscaping scheme required by condition X above shall include additional hedgerow trees along the southern and western edges of the site, as well as any scope for additional trees within the site (such as around the surface water recovery basin).
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