



**URGENT BUSINESS AND SUPPLEMENTARY INFORMATION**

**Strategic Planning Committee**

**Monday 13 December 2021**

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**West Northamptonshire Council****Strategic Planning Committee****13 December 2021****List of Public Speakers**

Page No.	Application	Name	For/Against
27 - 48	<b>Agenda Item 5</b> WNS/2021/0894/MAR  Phase 1a Norwood Farm Sandy Lane Harpole	None	Objector
		None	Parish Council
		None	MP
		None	Ward Councillor/s
		None	Supporter
		Sophia Thorpe Daniel Oliver	Applicant/Agent

Page No.	Application	Name	For/Against
49 – 64	<b>Agenda Item 6</b> WNS/2021/1198/MAR  Land at Norwood Farm Sandy Lane Northampton Harpole	None	Objector
		Linda Carter	Parish Council
		None	MP
		None	Ward Councillor/s
		None	Supporter
		None	Applicant/agent

Page No.	Application	Name	For/Against
65 – 88	<b>Agenda Item 7</b> WND/2021/0172  Overstone Leys, Overstone Lane, Overstone	None	Objector
		None	Parish Council
		None	MP
		None	Ward Councillor/s
		None	Supporter
		Victoria Southern	Applicant/agent

Page No.	Application	Name	For/Against
89 – 114	<b>Agenda Item 8</b> WNS/2021/1594/MAF  Racing Point UK Ltd Buckingham Road Silverstone NN12 8TJ	None	Objector
		None	Parish Council
		None	MP
		None	Ward Councillor/s
		Stuart Routledge – Aston Martin	Supporter
		None	Applicant/agent

Page No.	Application	Name	For/Against
115 – 130	<b>Agenda Item 9</b> S/2021/1706/MAR  Land at Towcester Vale London Road Towcester	None	Objector
		None	Parish Council
		None	MP
		None	Ward Councillor/s
		None	Supporter
		None	Applicant/agent

Page No.	Application	Name	For/Against
131 – 250	<b>Agenda Item 10</b> S/2020/1644/EIA  Land to the east of Tiffield Road and to the north west of the A43 Towcester	Anne Gray Jason Tait – Planning Prospects *	Objector
		Martin Johns Pam Dixon Graham Ferrie Charles Askew	Parish Council
		None	MP
		None	Ward Councillor/s
		None	Supporter
		David Smith - IM Properties Damien Holdstock - Turley Dave Neale - DTA	Applicant/agent

#### Agenda Item 10

\* a written statement has been received from James Guthrie and will be read out by the Chair Page 4



**West  
Northamptonshire  
Council**

**West Northamptonshire  
Strategic Planning Committee**

**UPDATES**

for the planning applications to be discussed at the

**Strategic Planning Committee**

**(13<sup>th</sup> December 2021)**

## Committee Updates

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

Application Details:	Item No.
<p>Case Officer: Suzanne Taylor</p> <p>Presenting Officer (if different)</p> <p>Parish: Harpole</p> <p>Application No: WNS/2021/0894/MAR</p> <p>Development description: Reserved Matters submission relating to phase 1a pursuant to hybrid planning permission S/2016/1324/EIA. RM for phase 1a comprising 439 new homes with associated infrastructure, open space and children's Local Equipped Area of Play, with 15% affordable housing</p> <p>Location: Phase 1a Norwood Farm Sandy Lane Harpole</p>	<h1>5</h1>

### Consultation responses

**Ecology Officer:** There are a number of elements in the LEMP which require amendments/additions:

- Biodiversity Enhancements: Creation of additional ponds specifically for wildlife;
- Lighting: Lower level lighting should be proposed in the vicinity of hedgerows;
- Scrubland: More scrubby margins should be provided between grassland and hedges;
- Key elements of LEMP are missing:

- A maintenance schedule for at least a 5 year period showing what management works are required each year, for what habitat, in which location and at what time during that year
  - Monitoring schedule to feedback into the effectiveness of management and if management needs to be changed in any way e.g. frequency, timing, etc.
  - Planting schedules showing the species that are included to be planted/seeded
  - Map/Plans to support the above so contractors are aware of the location of the above maintenance/management operations.
- Meadow and Wetland: Enhanced seed mix recommended;
  - Great Crested Newts: Recommends making use of Local Licensing Scheme.

*[Officer comment: the applicant has been asked to address the Ecologist's comments and provide amended/additional plans and details. It is assumed that these matters can be resolved to the satisfaction of Officers.]*

### Third Party Responses

1 further letter has been received **objecting** on the following grounds (relevant planning matters paraphrased):

- Sandy Lane has a 60mph speed limit and is used by HGVs which will make the new access dangerous;
- The new access has poor visibility;
- A footpath/cycle link should be proposed along the Sandy Lane to the existing houses;

*[Officer Note: The access and any required infrastructure outside of the site boundary were agreed under the hybrid planning permission and are not for consideration at this stage. The Local Highway Authority have not raised any concerns about the safety of the access and the highways works will be subject to the technical approval (via Section 278) of the LHA which will take account of speed limits.]*

### Updated Officer comments on green spaces and landscaping

Originally it was believed the details of green spaces and parks that will form part of the P1A residential phase would be dealt with as part of that reserved matters application but there appears to be an overlap and inconsistency with the landscaping scheme submitted for application WNS/2021/1198/MAR (which can

be seen elsewhere on this agenda). The applicants have been asked to confirm under which application and which landscaping plans should the landscaping be considered. The comments of the Ecology officer must be taken into account.

### Draft Conditions

## TIME LIMITS, PLANS, PHASING/LEVELS, ALTERNATIVE DEVELOPMENT

### **Compliance with Plans**

1. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

Location plan – Drawing No. AAH5693 9203 received 25 June 2021;  
Street Scenes Frontage - Drawing No. AAH5693\_7802\_P01.01 received 25 June 2021;

Street Scenes – Drawing No. AAH5693\_7801\_P01.02 received 25 June 2021;

Boundary Details - Drawing No. AAH5693\_9501 received 25 June 2021;  
Coloured Planning Layout A1- Drawing No. AAH5693\_8001\_Rev W received 30 November 2021;

Proposed Layout - Drawing No. AAH5693\_8001\_Rev W received 26 November 2021;

Materials - Drawing No. AAH5693\_8002\_P01.09 received 26 November 2021;

Parking Plan - Drawing No. AAH5693-RPS-xx-00-DR-A-0001 Rev J received 26 November 2021;

Enclosure Plan - Drawing No. AAH5693\_8003\_Rev H received 26 November 2021;

Refuse and Recycling Plan Drawing No. AAH5693-RPS-xx-00-DR-A-9102 Rev F received 26 November 2021;

Landscape and Ecological Management Plan EC01545\_Norwood Farm\_A\_210420 received 25 June 2021;

House Type/Plot Schedule - Project Code P17-2479\_26-1A received 30 November 2021;

#### House Type Drawings:

AAH5693-RPS-AFF-UL-0764-T241 - TYPE 241 received 22 September 2021;

AAH5693-RPS-AFF-UL-0550-1B-Rev 01 - TYPE 1B received 22 September 2021;



AAH5693-RPS-AFF-UL-0746-0445-T241A-1BA received 22 September 2021;  
AAH5693-RPS-AFF-UL-0890-T351-Rev 01 - TYPE 351 received 22 September 2021;  
AAH5693-RPS-AFF-UL-1149-T461 - TYPE 461 received 22 September 2021;  
AAH5693-RPS-BOV-RE-0681-HW-Rev A – HAWTHORN received 26 November 2021;  
AAH5693-RPS-BOV-RE-0822-FL – FLANDERS received 04 November 2021;  
AAH5693-RPS-BOV-RE-0822-FLCNR - FLANDERS Corner received 04 November 2021;  
AAH5693-RPS-BOV-RE-0851-MG – MAGNOLIA received 04 November 2021;  
AAH5693-RPS-BOV-RE-0931-RO-Rev A – ROWAN received 26 November 2021;  
AAH5693-RPS-BOV-RE-1082-SP-B-RevA – SPRUCE received 04 November 2021;  
AAH5693-RPS-BOV-RE-1082-SP-R-RevA - SPRUCE Render received 04 November 2021;  
AAH5693-RPS-BOV-RE-1107-CY-V1 - CYPRESS Version 1 received 04 November 2021;  
AAH5693-RPS-BOV-RE-1107-CY-V2 - CYPRESS Version 2 received 04 November 2021;  
AAH5693-RPS-BOV-RE-1124-BE – BEECH received 04 November 2021;  
AAH5693-RPS-BOV-RE-1218-JU-RevB – JUNIPER received 04 November 2021;  
AAH5693-RPS-BOV-RE-1370-AS-B-RevB - ASPEN Brick received 04 November 2021;  
AAH5693-RPS-BOV-RE-1370-AS-S - ASPEN Stone received 04 November 2021;  
AAH5693-RPS-BOV-RE-1370-AS-S-RevB - ASPEN Stone received 04 November 2021;  
AAH5693-RPS-BOV-RE-1385-CH-RevA – CHESTNUT received 04 November 2021;  
AAH5693-RPS-BOV-RE-1505-CO – COBBLER received 04 November 2021;  
AAH5693-RPS-BOV-RE-1792-MA-B - MAPLE Brick received 04 November 2021;  
AAH5693-RPS-BOV-RE-1792-MA-S - MAPLE Stone received 04 November 2021;  
AAH5693-RPS-BOV-UL-0681-HW-Rev A – HAWTHORN received 26 November 2021;  
AAH5693-RPS-BOV-UL-0822-FL – FLANDERS received 04 November 2021;

AAH5693-RPS-BOV-UL-0822-FLCNR - FLANDERS Corner received 04 November 2021;  
AAH5693-RPS-BOV-UL-0851-MG – MAGNOLIA received 04 November 2021;  
AAH5693-RPS-BOV-UL-0931-RO-Rev A – ROWAN received 26 November 2021;  
AAH5693-RPS-BOV-UL-1107-CY – CYPRESS received 04 November 2021;  
AAH5693-RPS-BOV-UL-1124-BE – BEECH received 04 November 2021;  
AAH5693-RPS-LIN-0636-135-4 Plots 133-138 A received 04 November 2021;  
AAH5693-RPS-LIN-0636-211-6 - Plots 209-214 A received 04 November 2021;  
AAH5693-RPS-LIN-0636-257-5 - Plots 257-265 A received 04 November 2021;  
AAH5693-RPS-LIN-RE-0649-1112-ANHR-RevA received 04 November 2021;  
AAH5693-RPS-LIN-RE-0649-HR-Rev B – HARCOURT received 01 December 2021;  
AAH5693-RPS-LIN-RE-1112-AN – ASLIN received 04 November 2021;  
AAH5693-RPS-LIN-RE-1136-MY – MLYNE received 04 November 2021;  
AAH5693-RPS-LIN-UC-0866-WY – WYATT received 04 November 2021;  
AAH5693-RPS-LIN-UC-0970-MO - MOUNTFORD – Brick received 04 November 2021;  
AAH5693-RPS-LIN-UC-0970-MO - MOUNTFORD – Stone received 04 November 2021;  
AAH5693-RPS-LIN-UC-1112-AN – ASLIN received 04 November 2021;  
AAH5693-RPS-LIN-UC-1112-GD – GOODRIDGE received 04 November 2021;  
AAH5693-RPS-LIN-UC-1136-MY – MLYNE received 04 November 2021;  
AAH5693-RPS-LIN-UC-1470-RP – RIPLEY received 04 November 2021;  
AAH5693-RPS-LIN-UL-0649-HR- Rev B – HARCOURT received 01 December 2021;  
AAH5693-RPS-LIN-UL-0769-EM – EMMETT received 04 November 2021;  
AAH5693-RPS-LIN-UL-0866-WY-Rev A – WYATT received 26 November 2021;  
AAH5693-RPS-LIN-UL-0970-MO-B - MOUNTFORD Brick received 04 November 2021;  
AAH5693-RPS-LIN-UL-0970-MO-R - MOUNTFORD Render received 04 November 2021;  
AAH5693-RPS-LIN-UL-1112-AN-Rev A – ASLIN received 26 November 2021;  
AAH5693-RPS-LIN-UL-1112-GD – GOODRIDGE received 04 November 2021;  
AAH5693-RPS-LIN-UL-1136-MY – MLYNE received 04 November 2021;  
AAH5693-RPS-LIN-UL-1470-RP – RIPLEY received 04 November 2021;

**Other Buildings Drawings:**

AAH5693-RPS-GARAGE-DDG received 04 November 2021;  
AAH5693-RPS-GARAGE-SDG received 04 November 2021;  
AAH5693-RPS-GARAGE-SG(2) received 04 November 2021;  
Cycle store – Drawing No. AAH5693\_ 1005A received 12 November 2021;  
Bin and cycle combination – Drawing No.AAH5693\_1006A received 04 November 2021;  
Bin store – Drawing No. AAH5693\_1007A received 04 November 2021;

**Landscaping Drawings/Details:**

Tree Data Schedule received 25 June 2021;  
Tree Constraints Plans JSL3884\_700 P01 and JSL3884\_701 P01 both received 25 June 2021;  
Drawing No. JSL3884-RPS-XX-EX-DR-L-9001-P04 received 26 November 2021;  
Drawing No. JSL3884-RPS-XX-EX-DR-L-9002-P03 received 26 November 2021;  
Drawing No. JSL3884-RPS-XX-EX-DR-L-9003-P03 received 26 November 2021;  
Drawing No. JSL3884-RPS-XX-EX-DR-L-9004-P03 received 26 November 2021;  
Drawing No. JSL3884-RPS-XX-EX-DR

Reason : To clarify the permission and for the avoidance of doubt.

**CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE**

**Materials**

2. A schedule of materials and finishes (and samples if requested) to be used in the external walls and roofs of the dwellings and buildings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies G3(A) and EV1 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework.

**Stone Sample Panel**

3. The external walls of the dwellings shall be constructed in natural ironstone which shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

### **Architectural Detailing and Materials**

4. Notwithstanding the approved plans, further information on the architectural detailing and facing materials to be used on the exterior of the Wyatt, Mountford, Aslin, Mlyne, Ripley and Goodridge contemporary house types within the Urban Core Character Area, including the windows and doors (and their surrounds), chimneys, eaves and verge treatment and exterior wall treatments (e.g. tile hanging) shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the buildings above slab level. The development shall thereafter be carried out in accordance with the approved details.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

### **Meter Boxes**

5. Full details of the siting, appearance and colour of any electricity or gas supply meter housings to be located on the external elevations of the buildings shall be submitted to and approved by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan Part 2 and the South Northamptonshire Design Guide.

### **Colour Scheme for Windows and Doors**

6. All windows and front doors shall be finished in accordance with a colour scheme which shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan Part 2.

#### CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION

##### **Access, Parking and Turning**

7. The proposed access, parking and turning facilities shall be provided in accordance with the approved plans before first occupation of the dwellings hereby permitted. The access, parking and turning facilities shall thereafter be retained for use in connection with the development for those purposes only.

Reason : In the interests of highway safety, to ensure the provision of adequate off-street car parking and turning to comply with Policy SS2 of the South Northamptonshire Local Plan and Government guidance in Section 12 of the National Planning Policy Framework.

##### **Boundary Enclosures**

9. The approved boundary enclosures (including acoustic walls/fencing), in respect of those dwellings which are intended to be enclosed/screened, shall be erected prior to the first occupation of those dwellings.

Reason : To ensure the satisfactory appearance of the completed development and to safeguard the privacy and amenities of the occupants of the existing and proposed dwellings in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

#### CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

##### **Acoustic Walls**

10. The acoustic walls/fencing shall be retained and maintained as approved for so long as the development remains.

Reason : To screen the development and protect the amenities of the neighbouring dwellings in accordance with Policy SS2 of the South

Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

### **Open Frontages**

11. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no gate, fence, wall or other means of enclosure shall be erected, constructed or placed in front of the front wall of any dwelling and the highway or the flank wall of a dwelling at the junction of two roads, at any time, without the prior express planning permission of the Local Planning Authority.

Reason : In order to retain the character and appearance of the development in accordance with Policy SS2 of the South Northamptonshire Local Plan and ensure that visibility across the site is protected in the interests of highway safety in accordance with Government guidance contained within the National Planning Policy Framework.

#### **INFORMATIVES:-**

1. Your attention is drawn to the need to comply with the conditions and the Section 106 Agreement imposed on the hybrid planning permission S/2016/1324/EIA.
  2. Your attention is drawn to the comments of Anglian Water:  
  
"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."
-

Application Details:	Item No.
<p>Case Officer: Suzanne Taylor</p> <p>Presenting Officer (if different)</p> <p>Parish Harpole</p> <p>Application No: WNS/2021/1198/MAR</p> <p>Development description: Reserved matters (scale, layout, appearance and landscaping) for the provision of sports pitches, pavilion, country park, play areas and public open space, in accordance with planning permission ref S/2016/1324/EIA.</p> <p>Location: Land at Norwood Farm Sandy Lane Northampton Harpole</p>	<h1>6</h1>

### Third Party Responses

1 further letter has been received **objecting** on the following grounds (relevant planning matters paraphrased):

- Duston and Upton Parish Councils were not consulted on this application;

*[Officer Note: As the application only concerns Green Infrastructure within the site which has already been approved in principle under the hybrid permission and the proposals accord with the approved Norwood Farm Design Code it was not considered necessary to consult with Parishes outside of the application site.]*

### Updated Officer Comments

Originally it was believed the details of green spaces and parks that will form part of the P1A residential phase would be dealt with as part of that reserved matters application which can be seen elsewhere in this agenda under ref: WNS/2021/0894/MAR but there appears to be an overlap in the landscaping schemes submitted for both applications which are inconsistent. The applicants have been asked to confirm under which application and which landscaping plans should the landscaping be considered. The comments of the Ecology officer must be taken into account.

**Public Open Spaces and Country Park** – Amended plans have been received which appear to address the recommendations and concerns of the Ecology

Officer. A response is yet be received from the Ecologist about whether the amendments are satisfactory.

**Sports Pitches and Sports Pavilion** – Amended plans have been provided which seek to address the comments and concerns of consultees. Officers are satisfied that the amendments which improve the activity and surveillance of the road/car park facing frontage and the proposal for a connection between the Sport Pavilion/proposed pitches and the existing Harpole Playing Fields are acceptable. Comments are still awaited from Harpole Parish Council and Sport England about the amendments.

The applicants have given a summary of the design changes made to the Sports Pavilion following the comments of Sports England, The Football Foundation and the Local Planning Authority:

*Changing rooms (and shower areas)*

- The changing rooms are least 18m<sup>2</sup> (for football in the National League System) of usable changing space (not including wc's, shower and entrance lobby area);
- The revised design now provides four individual shower cubicles and associated dry-off area in a self-contained per changing room location; and
- The overall layout and entrance to the changing rooms now does not dissect the changing rooms and its associated showers. The revised design now aligns with Sport England's Clubhouse Design Guidance.

*Spectator WCs*

- The revised layout now provides extra spectator wc's within the building accessed internally near the main entrance and are unisex, other wc's are provided off the main corridor but separate from the changing rooms as per the example provided by SE; and

*Officials Changing*

- This has now been reconfigured and a lobby door arrangement has now been provided so there is no direct line of sight into the changing area now.

*General Storage*

- Extra small internal store areas have also been provided in the revised layout.

*Kitchen*

- A serving hatch from the kitchen has now been added to the layout.

*First Aid Room*

- First Aid room has now been relocated adjacent to the changing rooms (also serving as physio room for players).



### *Office*

- The office has been relocated to have better natural surveillance over the entrance and service area, whilst making the south-east elevation more 'active' and attractive.

**LEAPS, LAPS and MUGA (Play Provision)** – Amended plans have been provided which increase the number of seats and picnic benches to be installed in and around the play parks. Officers are satisfied with the amended proposals.

### Draft Conditions

## TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

### **Compliance with Plans**

1. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

Ecological Features Plan edp2561\_d079 B received 02 August 2021;  
Illustrative Landscape Management Plan edp2561\_d080 B received 02 August 2021;  
Landscape Detailed Design – Relief Road and Attenuation edp2561\_d082 J received 06 December 2021;  
Landscape Detailed Design – Pavilion and Field edp2561\_d084 H received 06 December 2021;  
Landscape Detailed Design – Public Open Space edp2561\_d085 J received 06 December 2021;  
Landscape Detailed Design – Play Areas edp2561\_d086 B received 06 December 2021;  
Reserved Matters Application Extent of the Land edp2561\_d087 A received 02 August 2021;  
Open Space and Play Strategy edp2561\_d088 B received 06 December 2021;  
Changing Pavilion Design Statement edp2561\_r020 C received 06 December 2021;  
Landscape and Ecology Management Plan – Sport Pitches edp2561\_r021 E received 06 December 2021;  
Landscape and Ecology Management Plan – Public Open Space edp2561\_r022 E received 06 December 2021;  
Statement of Conformity to Design Principles edp2561\_r023 G received 06 December 2021;  
Sports Pavilion Drawing edp2561\_sk005 F received 06 December 2021;

Written Scheme of Investigation – Buffer and Open Space ENN110080 V2 received 02 August 2021;  
Written Scheme of Investigation – Infrastructure and Attenuation ENN110080 V2 received 02 August 2021;  
Written Scheme of Investigation – Site Wide Open Space ENN110080 V2 received 02 August 2021.

Reason : To clarify the permission and for the avoidance of doubt.

**CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE**

### **Schedule of Materials**

2. A schedule of materials and finishes to be used in the external walls and roof of the Sport Pavilion shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Part 2.

### **Public Right of Way**

3. Prior to the commencement of works affecting any existing public right of way full details of any enhancement, improvement, diversion or closure shall be submitted to and gain the approval of the local planning authority. Works to any public right of way shall be carried out in accordance with the approved details.

Reason: To ensure that the public right of way remains open and useable for the public.

**CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION**

### **Connection to Harpole Playing Fields**

4. The proposed pedestrian/maintenance connection between the proposed Sport Pavilion and Sports Pitches and the existing sports facilities at

Harpole Playing Fields shall be provided prior to the first use of the building or pitches in accordance with the approved plans.

Reason : To facilitate and enhance the use and maintenance of the new and existing sport facilities by the local community in accordance with Policies SS2 and INF2 of the South Northamptonshire Local Plan Part 2.

### **Insulation of Plant and Machinery**

5. THIS CONDITION TO BE CONFIRMED/AGREED WITH ENVIRONMENTAL PROTECTION:

A scheme for the suitable treatment of all plant and machinery for the Sport Pavilion against the transmission of sound and/or vibration shall be submitted to and approved in writing by the Local Planning Authority and the measures implemented in accordance with the approved scheme at all times whilst the building is in use for the purposes hereby permitted.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy SS2 of the South Northamptonshire Local Plan.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

### **Sound Amplifying Equipment**

6. CONDITION TO BE CONFIRMED/AGREED WITH ENVIRONMENTAL PROTECTION:

No sound-amplifying equipment shall be installed or operated at the Sport Pavilion without the prior written consent of the Local Planning Authority.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy SS2 of the South Northamptonshire Local Plan.

### **Hours of Operation**

7. CONDITION TO BE CONFIRMED/AGREED WITH ENVIRONMENTAL PROTECTION:

The operational use of the premises shall be restricted to the following times unless otherwise agreed in writing by the Local Planning Authority (to be confirmed with Environmental Protection):-

Sundays - Thursday : 8.00 a.m. to 10.00 p.m.

Fridays and Saturdays : 8.00 a.m. to 12.00 midnight.

Days before a Public Holiday: 08:00 a.m. to 12:00 midnight.

Reason : To protect the amenities of nearby residents and to comply with Policy SS2 of the South Northamptonshire Local Plan.

## INFORMATIVES

1. Your attention is drawn to the need to comply with the Section 106 Agreement and conditions imposed on the hybrid planning permission S/2016/1324/EIA.
2. The applicant's attention is drawn to the presence of a public right of way crossing the site. The Local Highway Authority make the following comments:

"Please ensure that the applicant is made fully aware of their responsibilities in respect of Public Bridleway KP16... which crosses the proposed development site as follows:

With respect to construction works to be carried out in close proximity to and using Public Rights of Way as access, please note the following standard requirements:-

- The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times, it is an offence to obstruct the highway under Section 137 HA 1980.
- There must be no interference or damage to the surface of the right of way as a result of the construction. Any damage to the surface of the path must be made good by the applicant, specifications for any repair or surfacing work must be approved by the Area Rights of Way Officer, (as per Section 131 HA1980).
- If as a result of the development, i.e. the safety of the public cannot be guaranteed, the Right of Way needs to be closed, and a Temporary Traffic Regulation Order would become necessary. An Application form for such an order is available from West Northamptonshire Council website, a fee is payable for this service and a period of six weeks' notice period is required. Please contact the highway authority at:- [dfemap.NCC@westnorthants.gov.uk](mailto:dfemap.NCC@westnorthants.gov.uk)

[www.northamptonshire.gov.uk/en/councilservices/transport/row/legal/pages/temptros.aspx](http://www.northamptonshire.gov.uk/en/councilservices/transport/row/legal/pages/temptros.aspx)

- Any new path furniture such as a gate can only be authorised if needed for the ingress or egress of livestock (Section 147 Highways Act 1980) and needs to be approved in advance with the Area Rights of Way Officer, standard examples can be provided.

- Please do not rely on the position of features on site for an accurate position of the public rights of way. This must be taken only from the Current Definitive Map and Statement .

Diversion Orders; defmap.NCC@westnorthants.gov.uk

Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way:

1. No works affecting any existing public right of way may commence without the express written permission of the local highway authority's Rights of Way or Definitive Map Teams.
2. The developer is reminded to apply to the local planning authority for any proposed permanent diversion of a right of way under Section 257 of the Town and Country Planning act 1990 required to facilitate the development of WNS/2021/1031/FUL The alternative route for such a diversion must be agreed with the local highway authority's Area Rights of Way Officer and be available for public use prior to the closure of any existing route.

West Northamptonshire Council is available and preferably required for the involvement, guidance and consultation at all stages of the diversion orders as necessary.

This response is without prejudice to any Public Right of Way which may exist across the site but whose presence is not recorded on the Council's Definitive Map and Statement (2016).

Note Section 257 of TCPA 1990 only applies to PROW as follows; FP's BW's and Restricted Byways. LPA's cannot divert or stop up BOATS; this can only be done at a magistrates court."

If it is necessary to divert this route (in part or whole) in order to allow the development to take place, early application should be made to this Local Planning Authority for a Path Order made under the Town and Country Planning Act 1990 s. 257. If the proposed diverted route affects a neighbouring landowner, the application should be accompanied by a signed and dated consent from such landowner indemnifying the Local Planning Authority from any claims for damage or otherwise and agreeing to the diversion on his land.

Before submitting the application, the applicant is recommended to consult with all other councils in whose area the proposed diversion is located (Parish/Town Council and County Council) particularly if new furniture or structures are required.

The existing route must remain open and the surface undisturbed until the Path Order has been confirmed and the route certified by the Local Planning Authority as suitable for use.

Application Details:	Item No.
<p>Case Officer: Rebecca Grant</p> <p>Presenting Officer (if different)</p> <p>Parish: Overstone</p> <p>Application No: WND/2021/0172</p> <p>Development description: Reserved matters application (access, appearance, landscaping, layout and scale) for 350 dwellings (Zone 10) pursuant to outline approval DA/2013/0850 and approval of Condition 26 (noise) and Condition 37 (travel plan)</p> <p>Location: Land To East of A43 - Southern Parcel, Overstone Lane, Overstone, Northamptonshire</p>	<p><b>7</b></p>

### Relevant Planning Policy and Guidance Update

Reference is made in this section of the report to the Overstone Neighbourhood Plan. At the time of drafting the report it had not been ‘made’. Following a majority vote in favour at the referendums held on 2 December 2021, West Northamptonshire Council formally made the Overstone Neighbourhood Plan on 3 December 2021 in accordance with the decisions at Cabinet on 12 October 2021. The plan now forms part of the Statutory Development Plan.

The implications of this do not change the determination of the application as this is an allocated site.

### Noise

An updated noise report has been submitted. Additional noise has been identified during the monitoring from the industrial estate to the south and as such

additional noise fencing is required along the boundary fence to a number of dwellings in the southern part of the site nearest to the industrial estate and site boundary. Due to the topography of the site, the only way to resolve the garden noise is for the use of a 2.4m or 3m high fence. In order to lessen the impact of this boundary, the gardens in the effected properties have been tiered to create private sections preventing any issues of direct overlooking.

It is considered that this approach is acceptable from a planning viewpoint. Our Environmental Health Officer has been unable to review the report in time for committee and as such the recommendation is that the decision is delegated to the Assistant Director for Growth, Climate and Regeneration to grant permission subject to the updated noise report being acceptable and the updated conditions.

### **Updated conditions**

#### **Drawing Numbers**

1.The development shall be carried out strictly in accordance with the following drawings;

##### Layouts

OLNVNH-MCB-ZZ-ZZ-DR-A-0200-D5-P2-Site Location Plan  
OLNVNH-MCB-ZZ-ZZ-DR-A-0230A-S2-P6-Site layout Combined  
OLNVNH-MCB-ZZ-ZZ-DR-A-0230-D5-P7-Site layout Plan  
OLNVNH-MCB-ZZ-ZZ-DR-A-0231-D5-P5-External materials and boundaries treatment plan  
OLNVNH-MCB-ZZ-ZZ-DR-A-0232-D5-P4-Surface Finishes Plan  
OLNVNH-MCB-ZZ-ZZ-DR-A-0233-D5-P3-Affordable Tenure Plan  
OLNVNH-MCB-ZZ-ZZ-DR-A-0234-D5-P4-Refuse Management Plan  
OLNVNH-MCB-ZZ-ZZ-DR-A-0235-D5-P4-Parking Strategy Plan  
OLNVNH-MCB-ZZ-ZZ-DR-A-0236-S2-P2-Garden Sizes Plan

##### House Types

OLNVNH-MCB-ZZ-ZZ-DR-A-A43 Corridor HT Portfolio  
OLNVNH-MCB-ZZ-ZZ-DR-A-General Neighbourhood & Rural Edge Portfolio\_Part1  
OLNVNH-MCB-ZZ-ZZ-DR-A-General Neighbourhood & Rural Edge Portfolio\_Part2  
OLNVNH-MCB-ZZ-ZZ-DR-A-Primary Street HT Portfolio  
OLNVNH-MCB-ZZ-ZZ-DR-A-Garages Portfolio

##### Street Scenes and Site sections

OLNVNH-MCB-ZZ-ZZ-DR-A-0300-D5-P2 - Illustrative Streetscenes A, B, C & D  
OLNVNH-MCB-ZZ-ZZ-DR-A-0301-D5-P2 - Illustrative Streetscenes E, F, G & H  
OLNVNH-MCB-ZZ-ZZ-DR-A-0302-D5-P2 - Illustrative Streetscenes I & J  
OLNVNH-MCB-ZZ-ZZ-DR-A-0305-D5-P1-Site sections Type AA, Type BB

OLNVNH-MCB-ZZ-ZZ-DR-A-0306-D5-P2-Site sections Types CC, Type DD  
OLNVNH-MCB-ZZ-DR-A-0307-D5-P1- Site sections Type EE, Type FF

Engineering

18927-OVER-5-200-C Levels & Drainage Strategy- Sheet 1 of 2

18927-OVER-5-201-C Levels & Drainage Strategy- Sheet 2 of 2

Landscape 7463.LS.1.0.B. Landscape strategy

Other

N46712-1r2 - Overstone Leys, Northamptonshire - Noise Impact Assessment  
Part 1

N46712-1r2 - Overstone Leys, Northamptonshire - Noise Impact Assessment  
Part 2

N46712-1r2 - Overstone Leys, Northamptonshire - Noise Impact Assessment  
Part 3

Reason: To ensure development is in accordance with the submitted drawings and to enable the Local Planning Authority to consider the impact of any change to the approved plans.

2. Notwithstanding Drawing OLVNH-MCB-ZZ-ZZ-DR-A-0231-D5-P5-External materials and boundaries treatment plan prior to construction of the dwellings above slab/foundation level details of hard landscaping works shall be submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatments (including hedgehog holes), including full details of the proposed boundary walls, fences, railings and gates to be erected, specifying the colour of the railings and gates; footpaths. The hard landscaping works shall thereafter be completed in full accordance with the approved details prior to first occupation of the dwellings to which they relate.

Reason: Drawing OLVNH-MCB-ZZ-ZZ-DR-A-0231-D5-P5-External materials and boundaries treatment plan is not acceptable in its current form as elements of enclosures are missing and in the interest of residential amenity further details are required in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

4. Notwithstanding Drawing OLVNH-MCB-ZZ-ZZ-DR-A-0231-D5-P5-External materials and boundaries treatment plan prior to construction of the dwellings above slab/foundation level samples (including photographs) of the materials to be used for the external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.



9. Notwithstanding Drawing 18927-OVER-5-200-C Levels & Drainage Strategy- Sheet 1 of 2 and 18927-OVER-5-201-C Levels & Drainage Strategy- Sheet 2 of 2 prior to construction of the dwellings above slab/foundation level, details of any retaining walls proposed shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

10. Prior to the first occupation of the plots highlighted in Chapter 5 of the Noise Impact Assessment N46712-1r2 prepared by EnSafe Consultants (dated December 2021), the noise mitigation measures shall have been installed and a verification report submitted and approved in writing by the Local Planning Authority to detail evidence of the mitigation measures installed. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Application Details:	Item No.
<p>Case Officer: Tracey Hill</p> <p>Presenting Officer (if different)</p> <p>Parish Silverstone</p> <p>Application No: WNS/2021/1594/MAF</p> <p>Development description: Wind Tunnel Facility consisting of a wind tunnel with associated machinery and test sections, ancillary office with associated access, reconfiguration of parking, landscaping and associated works</p> <p>Location: Racing Point UK Ltd Buckingham Road Silverstone</p>	<p><b>8</b></p>

**RECOMMENDATION : DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND ECONOMY TO GRANT PERMISSION, SUBJECT TO THE CONDITIONS DETAILED (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY) AND NO OBJECTION RECEIVED FROM THE LLFA.**

Expansion on Paragraph 8.28

The sensitivity of the Windmill Farm viewpoint 1 for **road user** receptors is moderate taking account of the criteria set out in Table 7.3 below. The receptors will experience glimpsed views to the site are only possible from a small section of elevated land adjacent to Windmill Farm and are not possible from the large majority of the road corridor. From locations where inter-visibility with the site is possible, intervening layers of hedgerow trees and mature vegetation significantly reduce the prominence of the site in the wider landscape. The sensitivity of the viewpoint for **residential receptors** is high taking account of the criteria set out in Table 7.3 below. The receptors will experience glimpsed views of the site on the approach to the farm from Whittlebury Road. However, the site is located approximately 1.7km to the south west and will be barely perceptible through intervening layers of vegetation. The magnitude of change will be Slight with a Moderate Effect at Year 1 leading to a Negligible Moderate/ Minor Effect at Year 15 when assessed against the criteria set out in Table 7.9 in Appendix A of the submitted LVIA. Therefore, the effects at both Year 1 and Year 15 will be **Not Significant** as identified in the methodology.

Table 7.3: Visual Receptor Sensitivity Criteria

Visual Receptor Sensitivity	Description
Very High Sensitivity	Where the receptor would be stationary or moving slowly, would be likely to be exposed for consistent and prolonged periods and/or whose attention or main interest would be likely to be the landscape and views; particularly, but not necessarily limited to, users of promoted Public Rights of Way within landscapes designated at a national level, users of national trails and promoted long distance routes or at heritage assets, in these landscapes or other valued landscapes, where awareness of changes to visual amenity is likely to be acute.
High Sensitivity	Where the receptor would be stationary, moving slowly or steadily, would be likely to be exposed for consistent and prolonged periods and/or whose attention or interest is likely to include the landscape and views; typically residents at home, users of Public Rights of Way and country lanes, where awareness of changes to visual amenity is likely to be elevated.
Moderate Sensitivity	Where the receptor would be moving steadily or swiftly, would be likely to be exposed to the change for infrequent and short periods, and/or whose attention and interest may include the landscape or views but not primarily; typically travellers on roads, rail or other transport routes where awareness of change to visual amenity is likely to be limited.
Low Sensitivity	Where the receptor would be moving swiftly, would be exposed to the change occasionally and for very short periods, and/or whose attention or interest is not on views or landscape; typically people engaged in higher speed travel, engaged in organised outdoor sport (which does not involve an appreciation of views) and outdoor workers where the setting may be of importance to the quality of working life.
Negligible Sensitivity	Where the receptor would be predominantly inside and at their place of work focused on their work activity and where setting is not important to the quality of working life and awareness of change to visual amenity is likely to be negligible.

#### Clarification on building heights

During the site visit that took place on Tuesday 7<sup>th</sup> December, Members were able to see the proposed positioning of the building from two viewpoints but also

wanted to know the relative height of the proposed wind tunnel building to the temporary portacabins that were seen:

- The proposed wind tunnel is 19.3m at its highest point and 12m at its lowest
- The 4 storey temp portacabin installation is 13.9m
- The existing HQ building is 8.2m
- The proposed HQ building being constructed is 11m

## Draft Conditions

### TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason : To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### **Approved Plans and Documents**

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

#### Drawings

- 60S04050-JAC-ZZ-XX-DR-A-01-0001-P01-Location Plan received 04/10/2021
- 60S04050-JAC-XX-ZZ-DR-L-01-0006-P01 Proposed Site Plan received 04/10/2021
- 60S04050-JAC-ZZ-00-DR-A-02-0001-P02 Ground Floor Plan received 04/10/2021
- 60S04050-JAC-ZZ-01-DR-A-02-0002-P02 First Floor Plan received 04/10/2021
- 60S04050-JAC-ZZ-ZZ-DR-A-04-0001-P02 Elevations received 04/10/2021
- 60S04050-JAC-ZZ-ZZ-DR-A-05-0001-P02 Sections Plan received 04/10/2021
- 60S04050-JAC-XX-ZZ-DR-L-05-0001-P02 Site Sections Sheet 1 North and South received 15/10/2021
- 60S04050-JAC-XX-ZZ-DR-L-05-0002-P02 Site Sections Sheet 2 East and West received 15/10/2021

- 60S04050-JAC-ZZ-03-DR-A-02-0003-P02 Roof Layout Plan received 04/10/2021

Documents (received 04/10/2021 & 15/10/21)

- Design and Access Statement Dated 30/09/21
- Planning Statement
- Transport Assessment TA/01m dated September 2021
- Arboricultural Impact Assessment – 19-0549
- Review of Air Quality Assessment - 60S04050-JAC-ZZ-XX-RP-Y-00-0002-P02 dated 27/09/21
- Archaeological Investigation, Recording, Analysis & Publication V1.0 dated 26/02/21
- BREEAM Pre Assessment Appendix A
- Ecological Assessment - 8181.EcoAss.vf1 dated July 2019
- Landscape and Visual Appraisal (including figures) dated October 2021
- Flood Risk Assessment 60S04050-JAC-ZZ-XX-RP-D-01-0001 P02 dated 27/09/21
- Drainage Strategy document 60S04050-JAC-ZZ-XX-RP-D-01-0002 P02
- Geotechnical Desk Study - 60S04050-JAC-XX-XX-RP-D-01-0001 Preliminary Revision dated 31/08/21
- Noise Impact Assessment - 60S04050-JAC-ZZ-XX-RP-Y-00-0003 P02 dated 27/09/21 and Addendum dated 29/11/21
- Lighting Impact Assessment - 60S04050-JAC-XX-XX-RP-Y-00-0004 P02 dated 27/09/21
- 1024-DFL
- Dormice and bats additional survey received 07/10/2019 approved under S/2019/1490/MAF

Reason : To clarify the permission and for the avoidance of doubt.

3. The development hereby permitted shall be carried out in accordance with the recommendations, mitigation and enhancements in section 5 of the Ecological Assessment by Ecology Solutions dated July 2019 (Ref: 8181.EcoAss.vf1) and Ecology Statement by Ecology Solutions, dated October 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 NPPF.

4. The development hereby permitted shall be carried out in accordance with the recommendations set out in Section 7 of the Air Quality Assessment by Air Quality Consultants dated 16 July 2019 and Section 3 of the Review of Air Quality Assessment document dated 27 September 2021 unless otherwise agreed in writing by the Local Planning Authority.

Reason : In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Government advice in the NPPF.

**CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES**

**Finished Floor Levels**

5. No development shall take place until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent buildings have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be constructed in accordance with the approved levels.

Reason : In order to safeguard the visual amenities of the area in accordance with advice within Section 12 of the NPPF. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

**Protection of Retained Trees**

6. No development shall take place until the existing tree(s) to be retained, as identified within the Arboricultural Impact Assessment ref 19-0549 dated January 2021, have been protected in the following manner unless otherwise previously agreed in writing by the Local Planning Authority;
  - a) Protective barriers shall be erected around the tree(s) to a distance not less than a radius of 12 times the trunk diameter when measured at 1.5m above natural ground level (on the highest side) for single stemmed trees and for multi-stemmed trees 10 times the trunk diameter just above the root flare.
  - b ) The barriers shall comply with the specification set out in British Standard BS5837:2012 'Trees in Relation to Construction – Recommendations' that is steel mesh panels at least 2.3m tall securely fixed to a scaffold pole framework with the uprights driven into the ground a minimum of 0.6m depth and braced with additional scaffold poles between the barrier and the tree[s] at a minimum spacing of 3m.
  - c) The barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development and / or demolition and shall be maintained until all equipment, machinery and surplus material has been removed from the site.

- d) Nothing shall be stored or placed within the areas protected by the barriers erected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made, without the written consent of the Local Planning Authority.

Reason : To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policies SS2 and NE4 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within the NPPF. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

### **Construction Method Statement**

7. The development shall be implemented and carried out in accordance with the Construction Method Statement Rev B by Verve (McLaren Construction Midlands & North Ltd.) dated 14.04.21.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason : To ensure the environment is protected during construction in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within the NPPF. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

### **Archaeology (Written Scheme of Investigation)**

8. The development shall be implemented and carried out in accordance with the Written Scheme of Archaeological investigation, recording, analysis and publication document (Document: 2021/26 Version 1.0 dated 26th February 2021) by Albion Archaeology.

Reason: To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with Government advice in the NPPF (Section 16).

### **Protected Species Survey**

9. If the development hereby approved does not commence by 1st July 2022. A revised protected species survey shall be undertaken prior to the commencement of the development to establish changes in the presence, abundance and impact on protected species. The survey results, together with any necessary changes to the mitigation plan or method statement shall be submitted to and approved in

writing the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

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, Policies SS2 and NE5 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within the NPPF. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

### **Landscape and Ecology Management Plan (LEMP)**

10. The development shall be implemented and carried out in accordance with the Landscape & Ecology Management Plan as detailed within the Landscape and Ecology Management Plan/Construction Environmental Management Plan reference 8181.LEMP/CEMP.vf2 by Ecology Solutions dated September 2020.

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, Policies SS2 and NE5 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within Section 15 of the NPPF. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

### **Construction Environmental Management Plan (CEMP)**

11. The development shall be implemented and carried out in accordance with the Landscape & Ecology Management Plan as detailed within the Landscape and Ecology Management Plan/Construction Environmental Management Plan reference 8181.LEMP/CEMP.vf2 by Ecology Solutions dated September 2020.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

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, Policies SS2 and NE5 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within Section 15 of the NPPF. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

### **Drainage**

12. No development shall take place until full details of the construction of the attenuation ponds have been submitted to and approved in writing by the Local

Planning Authority. Thereafter, and prior to any other development works which would accentuate the surface water run off from the development hereby approved, the balancing ponds shall be constructed in full in accordance with the approved details.

Reason : To ensure that the development/site is served by proper arrangements for the disposal of surface water/foul sewage, to comply with Policy BN7 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the NPPF, and to ensure that the development will conserve and enhance the natural environment contributing to a net gain in biodiversity in accordance with the Government's aim to achieve sustainable development. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

13. No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.

The scheme shall include:

- a) A maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.
- b) A site plan including access points, maintenance access easements and outfalls.
- c) Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.
- d) Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason : To reduce the risk of flooding both on and off site in accordance with the NPPF, Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

**CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE**



14. Notwithstanding the detail provided within the Drainage Strategy document 60S04050-JAC-ZZ-XX-RP-D-01-0002 P02, no above ground work shall take place until full details of the surface water drainage scheme for the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include,
- a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures.
  - b) Details of the drainage system are to be accompanied by full WinDES modelling or similar with the details on proposed discharge rates, simulating storms through the whole drainage system, with results of critical storms, demonstrating that there is no surcharge in the system for the 1 in 1 year, no above ground flooding for the 1 in 30 year, and that any above-ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change
  - c) Cross sections of flow control chambers and manufacturers hydraulic curves for flow control devices (if required)

Reason : To reduce the risk of flooding both on and off site in accordance with the NPPF, Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

15. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority. The report shall include:
- a) Any departure from the agreed design is keeping with the approved principles
  - b) Any As-Built Drawings and accompanying photos
  - c) Results of any Performance Testing undertaken as a part of the application process (if required / necessary)
  - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
  - e) Confirmation that the system is free from defects, damage and foreign objects (CCTV survey)

Reason : To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site in accordance with the NPPF, Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Policy BN7 of the Core Strategy for West Northamptonshire.

#### **Archaeological Report**

16. Within 6 months of the completion of the archaeological work in accordance with the written scheme of investigation approved pursuant to condition 8 above the

applicant (or their agents or successors in title) shall submit to the local planning authority for its written approval an archaeological report comprising a post-excavation assessment and analysis, preparation of site archive and completion of an archive report together with details of the store at which this is to be deposited

Reason: To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with Government advice in the NPPF (Section 16).

### **Materials & Architectural Detailing**

17. Samples of the cladding and louvered screening to be used in the construction of the walls of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within the NPPF.

19. Samples of the material to be used in the covering of the roof of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part 2) and government guidance contained within the NPPF.

### **Landscaping**

21. Notwithstanding the submitted plans a scheme for landscaping the site shall be provided to and approved in writing by the Local Planning Authority which shall include:-

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),

(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

- (c) details of the bunds (including sections) to be located adjacent Litchlake Barns,
- (d) details of the hard works/hard landscaping

Such details shall be provided prior to the development progressing above slab level or such alternative time frame as agreed in writing by the developer and the Local Planning Authority.

Reason : To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with Policies SS2 and NE4 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within the NPPF.

- 22. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or on the completion of the development, whichever is the sooner, and shall be maintained for the lifetime of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason : To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policies SS2 and NE4 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within the NPPF.

## **Highways**

### **Cycle parking**

- 23. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason : In the interests of promoting sustainable transport modes in accordance with Government advice in the National Planning Policy Framework.

### **Development Traffic Cap**

24. The development shall be implemented and carried out in accordance with the Traffic Cap Methodology and all elements as set out within 2001/TN01/A, as subject to the following:
- 1) The provision of monitoring information to the Local Planning Authority every three months following full occupation of the development and thereafter annually at a time to be agreed with the Local Planning Authority, thereby adopting the terms set out by Local Planning Authority.
  - 2) The list of example measures provided which will be implemented should accord with those approved 04.06.20 under S/2020/0520/COND.

Reason: To ensure that no more development trips are attracted by the development hereby permitted than as defined by the methodology set out in the approved Transport Assessment, including measures to reduce development trips in the event of a breach in the development traffic cap and to ensure that the A43 continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 in the interests of road safety.

#### **Travel Plan**

25. The development shall be implemented and operated in accordance with the Travel plan 2001/TP01 dated March 2020 produced by Highgate Transportation.

Reason : In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government advice in the NPPF.

#### **Construction Traffic Management Plan**

26. The development (including demolition, site clearance and construction) shall be implemented and carried out in accordance with the Construction Traffic Management Plan 2001/CTMP01 dated March 2020 produced by Highgate Transportation, and Drawing no. TR03 Proposed Modified Field Gate.

Reason - In the interests of highway safety and convenience to road users during the construction period and to comply with Policy SS2 of the South Northants Local Plan (Part 2) and Government guidance contained within the National Planning Policy Framework.

#### **Site Access**

27. The development shall be implemented and carried out in accordance with the site access detail, Drawing nos. 02 – Proposed site access general arrangement, 03 – Proposed site access construction details and 04 – Proposed site access cross

sections, before the first occupation or use of the building and thereafter permanently maintained as such.

Reason : In the interests of highway safety, to comply with Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Government guidance in Section 12 of the NPPF.

### **Bus Stop and Dadford Road Crossing**

28. The development shall be implemented and carried out in accordance with the bus stop and crossing detail, Drawing nos. 05 – Proposed Bus Stop General Arrangement, 06 – Proposed Bus Stop Construction Details and 14 – Proposed Site Access Cross Sections, prior to first occupation or use of the building.

Reason: In order to ensure a valid bus service to the site ensuring sustainable travel and in the interests of highway safety and convenience of highway users and to comply with Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within the NPPF.

29. The development shall be implemented and carried out in accordance with the controlled crossing detail, Drawing nos. 12 – General arrangement Toucan Crossing and 13 – Proposed Toucan Crossing construction details, prior to first occupation or use of the building.

Reason : In the interests of highway safety and convenience of highway users and to comply with Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within the NPPF.

### **Crime Prevention Measures**

30. Prior to first use of the building hereby permitted, full details of the proposed security and crime prevention measures for the site (including measures such as CCTV, lighting, intruder alarms, adequate access control and perimeter treatments) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of crime prevention in accordance with Policy S10 of the Joint Core Strategy, Policy SS2 of the South Northamptonshire Local Plan (Part 2) and SPG on Planning Out Crime.

### **External Fixed Service Plant, Equipment or Machinery - Noise Impact Assessment and Mitigation Scheme**

31. Prior to the installation of any new externally fixed building service plant, equipment or machinery at the site a noise impact assessment and noise mitigation scheme shall be submitted to and approved in writing by the Local Authority. The noise assessment shall be undertaken in accordance with the procedures detailed in BS 4142:2014 Method for Rating and Assessing Industrial and Commercial Sound, in order to demonstrate and ensure, that the rating level of noise emission from the externally fixed building service plant, equipment or machinery will be no greater than minus 10dB below the prevailing background noise level, determined to be 41 dB LAf90, 15 min between 07:00 to 23:00, and 35 dB LAf90, 15 min between 23:00 hours to 07:00 hours, as assessed at 1 metre from the façade of the nearest noise sensitive premises at Litchlake Farm and Litchlake Barns. The approved externally fixed building service plant, equipment or machinery shall be installed in accordance with the approved details and thereafter shall be operated and maintained in accordance with the approved scheme.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise from the proposed development and to meet the aims of the Government guidance contained within the NPPF, Noise Policy Statement for England, The Governments Planning Practice Guidance, and Policy SS2 of the South Northamptonshire Local Plan (Part 2).

### **Land Contamination**

32. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core Strategy and Section 15 of the National Planning Policy Framework.

### **Lighting**

33. Details of the external lighting and security lighting including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The lighting shall be installed, operated and maintained for the lifetime of the development, in accordance with the approved scheme at all times thereafter.

Reason : In the interests of visual amenity and highway safety, to protect the amenities of nearby residents, and to comply with Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Government advice in The National Planning Policy Framework.

### **Electric Vehicle Charging Provision**

34. Prior to the commencement of the construction of the approved car parking areas as detailed on drawing no. 60S04050-JAC-XX-ZZ-DR-L-01-0006 P01, a scheme for 10% of the car parking spaces to be provided with DC fast charging equipment or equivalent charging equipment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented before the first use of those parking areas and the charging points shall thereafter be maintained in working order.

Reason: To ensure that sufficient charging points are provided and to comply with Policy INF4 of the Part 2 South Northamptonshire Local Plan.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

### **Noise**

35. In accordance with the Noise Impact Assessment - 60S04050-JAC-ZZ-XX-RP-Y-00-0003 P02 dated 27/09/21 and Addendum dated 29/11/21, the proposed building will be acoustically insulated/clad to ensure that the rating level of noise emission from the building will be no greater than minus 10dB below the prevailing background noise level, determined to be 41 dB LAf90, 15 min between 07:00 to 23:00, and 35 dB LAf90, 15 min between 23:00 hours to 07:00 hours, as assessed at 1 metre from the façade of the nearest noise sensitive premises at Litchlake Farm and Litchlake Barns at all times for the lifetime of the development.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise from the proposed development and to meet the aims of the Government guidance contained within the NPPF, Noise Policy Statement for England, The Governments Planning Practice Guidance, and Policy SS2 of the South Northamptonshire Local Plan (Part 2).

### **BREEAM**

36. The development hereby permitted shall be constructed to at least a BREEAM Very Good standard.

Reason : To ensure energy and resource efficiency practices are incorporated into the development in accordance with the Government's aim to achieve sustainable development as set out in the NPPF.

### Outside Storage

37. No goods, materials, plant or machinery shall be stored, repaired, operated or displayed outside the buildings unless otherwise approved in writing by the Local Planning Authority.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part 2).

### Forklift Vehicles

38. All forklift vehicles operated within the service yard shall be fitted only with directional/broadband-white noise type reversing alarms, unless otherwise approved in writing by the Local Planning Authority.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part 2).

Application Details:	Item No.
<p>Case Officer: Daniel Callis</p> <p>Presenting Officer (if different)</p> <p>Parish Towcester</p> <p>Application No: S/2020/1706/MAF</p> <p>Development description: Application for reserved matters for consent of 51 units (Parcel H14) and the surrounding strategic landscaping (Part 1,2, and 3). Pursuant to outline planning permission S/2007/0374/OUTWNS). The outline application was accompanied by an Environmental Statement</p> <p>Location: Land at Towcester Vale London Road Towcester</p>	<h1>9</h1>



The applicant has submitted amended plans altering the proposed boundary treatment along the north-east boundary of the site (the side adjacent to the gardens of the existing properties at Heathencote).

Previously, the boundary was to be a mix of: existing post and wire fence, new post and rail fence, and new close board fence. As amended, the boundary would now predominantly be a 1.5m tall green wire mesh fence with hedge, with a short section of 1.8m close board fence where private rear gardens abut. The changes have been made at the request of the neighbouring property, to aid security.

Condition 1 (approved plans) is therefore recommended to be amended to reflect the respective revision numbers of the new plans. This affects the 'Site Layout Plan', 'Boundary Treatments Plan', 'Landscaping Masterplan' and 'Landscaping sheets 1-3'.

Application Details:	Item No.
<p>Case Officer: Andrew Longbottom</p> <p>Presenting Officer (if different)</p> <p>Parish Towcester</p> <p>Application No: S/2020/1644/EIA</p> <p>Development description: Hybrid planning application comprising: Outline application with all matters reserved for an employment park comprising B1a, B1b, B1c, B2 and/or B8 uses, including ancillary offices (B1a), Sui Generis (selling and/or displaying motor vehicles, showrooms and petrol filling station), and/or A1 and A3 uses, service yards and HGV parking, plant, vehicular and cycle parking, earthworks and landscaping. Full planning application for a new roundabout access from the A43, internal spine road, substation, lighting infrastructure, engineering operations including foul pumping station, earthworks (including creation of development plot plateaus), pedestrian and cycle infrastructure and strategic landscaping including drainage infrastructure. (Application accompanied by an Environmental Statement)</p> <p>Location: Land to the east of Tiffield Road and to the north west of the A43 Towcester</p>	<h1>10</h1>

### Report Clarifications

There is an error in the report and the ward the application site is located within should have been updated to Towcester and Roade Ward.

For clarity, the time delays set out in paragraph 5.12 are over and above the time delays set out in paragraph 5.5 of the report.

### Further details on progress on outstanding matters

To update members on the progress on the outstanding matters, further submissions following negotiations with officers have been received relating to sustainability, landscaping, lighting, HGV movements, roundabout design, layby proximity and B8 usage. A further submission relating to the Framework Travel Plan is expected shortly.

In addition, significant progress has been on the proposed conditions for the development and the negotiations on the S106 agreement have reached an advance stage.

### Further Representations

New objections have been received from the applicants for part of the AL1 site and raise the following points

- 1) There are still outstanding issues which should be considered by the committee as part of the determination of the application.
- 2) We have sought to engage with the other applicants for AL2 and AL3
- 3) DHL are supportive of the principle of development on site AL3
- 4) DHL remain committed to working with the applicant for AL3.
- 5) There should not be inconsistencies between the Environmental Statement and the Transport Assessment
- 6) The opening year for the assessment of the development should not be 2021. As the application states that the completion date of the development is 2025 an updated Transport Assessment with a more realistic completion date should be required.
- 7) Advice given within Circular 02/2013 states that any need for related works to the Strategic Road Network needs to be assessed at the point which the final phase of development is completed.
- 8) The opening year assessment is not constrained to 2021 and 2031 future years.
- 9) Government advice requires the traffic from the development and already committed development or development allocated in the local plan to be

- taken into account in the opening year assessment and the original Transport Assessment and adding the traffic from the other sites will result in the traffic forecasts in the Transport Assessment being grossly exceeded.
- 10) The Northamptonshire Strategic Transport Model used in the Transport Assessment is not fit for purpose.

*Officer Comment:*

*With regard to whether the opening year assessment should be amended to 2025, the Transport Assessment submitted models up to 2031 so the increased traffic from 2021 to 2025 is already captured.*

*It is considered that all the committed development is already covered in the Transport Assessment up to 2031 using “blanket growth”. Despite this referring to increased journey times this did not result in any objections from either highway authority.*

Three additional letters have been received from local residents and raise the following objections

- The development will result in unacceptable additional traffic through the Tove roundabout.
- The height of the buildings is excessive and out of scale with other nearby built developments.
- The A43 was subject to flooding in December 2020 and the issues that caused this have not been addressed.
- Building Control’s opinion that the site is not considered a flood risk is naive.
- It is not clear if the developers have the right to use the National Highways drainage ditch
- The submission in relation to the addendum to the Transport Assessment which models the use of the site for 70% B8 (Warehouse and Distribution) use is inconsistent and unclear.

*Officer Comments*

*With regard to the Tove roundabout, the application does not have a severe impact on the roundabout on its own and the purpose this report is, in part, to consider the cumulative impact of all the AL development on the Tove roundabout and therefore I would direct the members to the conclusions in the report.*

*The heights of the buildings were considered when the application was first reported to the Council and as part of the planning balance were considered acceptable. The proposals in relation to the massing of the buildings have not changed since that time.*

*With regard to flooding, the application was submitted with a full flood risk assessment and the Environment Agency and the Lead Local Flood Authority were consulted on the application and raised no objections subject to the imposition of safeguarding conditions. The flood risk associated with the site was considered when the application was placed before the South Northamptonshire Planning Committee in January 2021 and the impacts were considered to be acceptable.*

*The Transport Assessment submitted with the application assumed the 100,000 square metres of commercial floor space would be developed entirely for B2 (General Industrial) use, as out of all the development scenario possible on the site this would produce the largest number of traffic movements and therefore present a worst-case scenario. The impacts of this were considered at the committee meeting in January 2021 and it was the view of the Committee that there were no severe highway impact resulting from this.*

*However, officers wanted to examine a different possible development scenario with 70% of the site developed for B8 use and 30% of the site developed for B2 use, whilst as this would result in less traffic overall it would result in a larger number of HGV movements.*

*In response the applicants have submitted information on revised traffic flows which shows that the revised scenario would result in considerably less traffic overall and only generate an additional 48 HGV movements over a 24-hour period.*

*The Local Highway Authority and National Highways were consulted on the revised traffic flows and both concluded that they would not have a severe impact on the local or strategic highway network.*

### Further Consultation Responses

A further letter has been received from National Highway, raises no objections and makes the following points;

- The request for the cumulative traffic assessment came from the Local Planning Authority and is not a requirement of National Highways

- As the remaining allocated development sites progress there will be a need for each site to assess the level of growth and that this can be accommodated.
- The traffic assessment for the site has used outputs from the Northamptonshire Strategic Transport Model and we consider this methodology to be appropriate. The assessment requirements of other sites will be considered on their own merits.
- National Highways note that there are issues on the A5 and A43 and these need to be considered in partnership with the local Planning Authorities in the area.

*Officer Comments*

*The further confirmation that National Highways have no objections to the development is useful.*

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