



SUPPLEMENTARY INFORMATION

Strategic Planning Committee

Monday 11 July 2022

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STRATEGIC PLANNING COMMITTEE**11TH JULY 2022****LIST OF SPEAKERS**

Item No.	Application	Name	For/Against
5	WNS/2022/0292/MAR Phase 1 and PART Phase 1B Norwood Farm, Land East of Sandy Lane Harpole		None

Item No.	Application	Name	For/Against
6	C/2019/0750/1 Land at Malabar Farm, Staverton Road, Daventry	Craig Wall	Agent

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**West
Northamptonshire
Council**

**West Northamptonshire
Strategic Planning Committee
South Northamptonshire Area**

UPDATES

for the planning applications to be discussed at the

Strategic Planning Committee

(11th July 2022)

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/2022/0292/MAR</p> <p>Development description: Reserved Matters (appearance, landscaping, layout and scale) relating to Phase 1 and PART Phase 1B (as shown on Indicative Phasing Plan 24556 RG-M-80 Rev G dated 20.10.20) for the provision of 349 dwellings, in accordance with planning permission ref S/2016/1324/EIA (The outline application was accompanied by an Environmental Statement)</p> <p>Location: Phase 1 and PART Phase 1B Norwood Farm, Land East Of Sandy Lane Harpole</p>	<h1 style="font-size: 48px; margin: 0;">5</h1>

Local Highway Authority: Make the following comments on the amended plans (paraphrased):

Content that previous concerns have all been satisfactorily addressed or can be dealt at the technical highway approval stage (under Section 38 stage) apart from the following matters:

- The Primary Streets need to be 6.5m wide to be of an adoptable standard (*Officer Note: the Primary Street width was not previously raised as an issue by LHA and has been approved as 6.3m for both the Design Code and the Phase 1A reserved matters scheme for Vistry*);
- The separation of the frontage parking spaces for Plots 129-131 still needs to be addressed; AND

- Tracking still required for the end bay in the parking court for Plot 153.

Officer comment:- the applicants are currently working to address these outstanding matters.

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

Application Details:	Item No.
<p>Case Officer: Rebecca Grant</p> <p>Presenting Officer (if different)</p> <p>Parish: Daventry West</p> <p>Application No: C/2019/0750/1</p> <p>Development description: Outline application (all matters reserved except principal means of access to highways) for a mixed use development including up to 1100 dwellings, a 2 form entry primary school, local centre (A1, A2, A3, A4, A5 & D1/D2 including C2/C3 facilities, associated landscaping and demolition works. Discharge of condition 8 - Design Code.</p> <p>Location: Land at Malabar Farm, A425/Staverton Road, Daventry</p>	<h1>6</h1>

Consultation update

An updated Design Code has been submitted and consultations sent out. The updated code includes the submission of a regulating plan, a revised section on summary and character analysis table and clarification on a number of issues.

The following responses have been received;

Highways – Make a number of comments on street typologies section and the routing arrangements for the bus service. Comments are also made on the local centre and primary school area however these will be picked up at reserved matters stage.

Daventry Town Council – No objection

Recommendation

To delegate to the Head of Development Management to approve the details submitted pursuant to Condition 8 (Design Code) subject to receiving final comments from consultees and the design code being updated as necessary.