



SUPPLEMENTARY INFORMATION

Strategic Planning Committee

Monday 14 November 2022

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Application Details:	Item No.
<p>Case Officer: Adam Walker</p> <p>Ward: East Hunsbury and Shelfleys Unitary Ward</p> <p>Application No: WNN/2022/0370</p> <p>Development description: Reserved Matters Application pursuant to Outline Planning Permission N/2013/1035 for the approval of Phase 2A of the development comprising the delivery of the central primary street, together with the associated drainage and ecology</p> <p>Location: Land south of Rowtree Road and west of Windingbrook Lane, Northampton, Northamptonshire</p>	<p>7</p>

Proposed primary road

Paragraph 8.7 of the report discusses some potential localised widening of the carriageway adjacent to the school and local centre site as referenced within the Design Code. The Design Code suggests that the carriageway should be 7.3m wide instead of 6.5m in this location, although it does not provide a rationale for this.

Officers have further considered this matter in the context of the detailed residential layout for 425 dwellings as submitted under application WNN/2022/0806 currently under consideration. That application also includes the proposed primary road and has a direct relationship with the school and local centre site. The proposed residential layout is such that only the local centre would be directly adjacent to the primary road, with the school site proposed to be set back from the primary road and separated by other development.

Officers have considered, in consultation with Highway Officers, the need for widening the section of the proposed road in front of the local centre site and also whether any flexibility needs to be secured at this stage to allow for some widening in the event that the proposed position of the school site is amended so that it fronts onto the primary road.

Officers have concluded that there are no identifiable benefits to widening the carriageway by 800mm in certain locations. The proposed road width meets the requirements for a main bus route and the proposed grass verges already allow for the provision of parking laybys to be incorporated as part of the detailed design, as envisioned within the Design Code. The road layout is therefore acceptable from a highways perspective and there are not considered to be any other tangible planning benefits to having a slightly wider carriageway next to the local centre or school.

Flood risk and drainage

National Highways has not raised any issues with the additional information provided by the applicant in respect of the proposed diversion of a drainage outfall from the M1 motorway that currently discharges onto the site. This element of the proposed drainage scheme has been provided to help alleviate a local flooding issue and is supported by the Environment Agency.

West Northamptonshire Council

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List of Public Speakers

Page No.	Application	Name	For/Against
15 - 38	Agenda Item 5 WND/2022/0833 Overstone Leys, Overstone Lane, Overstone Moulton	Kathy Else	Agent

Page No.	Application	Name	For/Against
39 - 50	Agenda Item 6 WND/2022/0735 Apex Park Phase 3, Zone B, Parsons Road, Daventry, Northamptonshire Braunston and Crick	Justin Gartland	Applicant

Page No.	Application		
51 - 66	Agenda Item 7 WNN/2022/0370 Land South of Rowtree Road and West of Windingbrook Lane, Northampton East Hunsbury and Shelfleys	None	

