



SUPPLEMENTARY INFORMATION AND SPEAKERS LIST

Strategic Planning Committee

Monday 20 February 2023

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**West Northamptonshire
Strategic Planning Committee**

UPDATES

for the planning applications to be discussed at the

Strategic Planning Committee

20 February 2023

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: Rebecca Grant</p> <p>Presenting Officer (if different)</p> <p>Ward: Moulton</p> <p>Application No: WND/2021/0500</p> <p>Development description: Residential Development of Affordable Homes Including Access, Parking, Landscaping and Associated Infrastructure.</p> <p>Location: Land off Central Avenue, Adj. Kingsthorpe Bowling Club Boughton</p>	5

None

Application Details:	Item No.
<p>Case Officer: Rebecca Grant</p> <p>Ward: Daventry West</p> <p>Application No: WND/2022/0800</p> <p>Development description: Reserved matters application (appearance, landscaping, layout and scale) for construction of 222 dwellings, associated access routes, landscaping, open space and drainage pursuant to outline approval DA/2019/0750.</p> <p>Location: Land at Malabar Farm, Staverton Road, Daventry</p>	6

Highways – Following submission of latest amended drawings, the LHA confirms that it withdraws its previous holding objection. The majority of highway, access

and parking matters have been satisfactory addressed. The LHA highlights that it is still not overly supportive of the parking arrangements for plots C124-C128 in respect of poor surveillance.

Update - Amended plans have been submitted in relation to the parking arrangements for plots C124-C128 (updated drawing 10231 PL04 K). This arrangement is now acceptable.


The Cromer house type has also been updated to include additional windows on ground floor inside elevation (10231 PL200-03 D).

Recommendation - Delegate to the Head of Planning Delivery for Planning and Environment to grant permission subject to the conditions set out in the report (and any amendments to those conditions or additional condition as deemed necessary) and submission and approval of amended plans in relation to landscaping to address the questions raised by WNC Landscape Officer.

Application Details:	Item No.
Case Officer: Rebecca Grant Ward: Daventry West Application No: WND/2022/1027 Development description: Variation of Condition 24 of planning permission DA/2019/1000 in relation to the timing of the access off the A425. Location: Staverton Road, Daventry	7

Highways – The LHA does not have an objection to the proposal subject to being satisfied that arrangements for construction access are acceptable and that as soon as the new A425 access junction is complete, this becomes the only construction access for the site and use of Old Staverton Road for construction access ceases.

Recommendation - Delegate to the Head of Planning Delivery for Planning and Environment to grant permission subject to the conditions set out in the report (and any amendments to those conditions or additional condition as deemed necessary) and the submission and approval of an updated CEMP in line with LHA comments.

Application Details:	Item No.
<p>Case Officer: Rebecca Smith</p> <p>Presenting Officer: Suzanne Clear</p> <p>Ward: Deanshanger</p> <p>Application No: WNS/2022/0971/MAF</p> <p>Development description: Development of three agricultural silage clamps, two covered 5,000 m3 lagoons and additional landscaping to the existing agricultural anaerobic digestion facility.</p> <p>Location: Manor Farm Alderton Road Paulerspury</p>	

Case officer clarification regarding Biodiversity Net Gain

In line with the NPPF there is a need to ensure a net gain in biodiversity. Biodiversity enhancements are proposed for the site on the Landscape and Biodiversity Enhancement Plan, by JMJ Planning, dated 20th March 2022, this includes the planting of new native species rich trees and shrubs along the majority of boundaries of the site. The habitats created to achieve the net gain in biodiversity will need to be managed appropriately for a sufficient period of time to ensure the net gain is secured, a five year maintenance plan is laid out on the Landscape and Biodiversity Enhancement Plan, this will need to be reviewed and rolled forward every five years to ensure appropriate management to secure the net gain in biodiversity going forwards.

Under the Environment Act 2021 all planning permissions granted in England (with a few exemptions) will have to deliver at least 10% biodiversity net gain, however we are currently in a transitional period and this is unlikely to come into force before November 2023. The applicant has not gone through a formal metric exercise for this site and as such we are unable to put a specific figure on the biodiversity net gain. We can however confirm that the Ecology Officer has used their professional judgement based on the information submitted by the applicant and has confirmed that the application is putting in enhancements to result in a biodiversity net gain at the site. This is in compliance with the current NPPF which does not specify a percentage of net gain within it.

Application Details:	Item No.
<p>Case Officer: Daniel Callis</p> <p>Ward: Towcester and Roade</p> <p>Application No: WNS/2022/2281/MAR</p> <p>Development description: Reserved Matter Application for 138 units (pursuant to outline planning permission (S/2007/0374/OUT) The outline application was accompanied by an Environmental Statement</p> <p>Location: Land at Towcester Vale Towcester (H20)</p>	<h1>9</h1>

None

Application Details:	Item No.
<p>Case Officer: Daniel Callis</p> <p>Ward: Towcester and Roade</p> <p>Application No: WNS/2022/2365/MAR</p> <p>Development description: Reserved Matters Application (appearance, landscaping layout and scale) for 165 dwellings across parcels H28, H29, and H30b (part Phase 5) pursuant to outline planning permission S/2007/0374/OUT.</p> <p>Location: Land at Towcester Vale, Towcester. Parcels H28, H29 and H30b</p>	<h1>10</h1>

Report corrections

Para 3.1 and para 10.1 in the report incorrectly state the proposed number of dwellings as 167. The proposal is for 165 dwellings.

Para 7.1 bullet point 3 – there is a typo in the reference number of the second condition listed. The correct number is WNS/2022/0612/COND.

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West Northamptonshire Council

Strategic Planning Committee

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List of Public Speakers

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35 - 56	Agenda Item 6 WND/2022/0800 Land at Malabar Farm, Staverton Road, Daventry Daventry West	Tom James	Agent

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57 - 76	Agenda Item 7 WND/2022/1027 Land at Malabar Farm, Staverton Road, Daventry Daventry West	None	

Page No.	Application	Name	For/Against
77 - 108	Agenda Item 8 WNS/2022/0971 Manor Farm, Alderton Road, Paulerspury Deanshanger	Stuart Homewood	FOB Applicant

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109 - 122	Agenda Item 9 WNS/2022/2281 Land at Towcester Vale, Towcester Towcester and Roade	None

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123 - 138	Agenda Item 10 WNS/2022/2365 Land at Towcester Vale, Towcester (H20) Towcester and Roade	None