

Addendum to the report to the Strategic Planning Committee for 13 December 2021

Application Number: WNS/2021/1198/MAR

Location: Land at Norwood Farm Sandy Lane Northampton Harpole

Proposal: 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.

Applicant: Barwood Development Securities Ltd

Agent: Stantec

Case Officer: Suzanne Taylor

Ward: Bugbrooke

Reason for Referral: Affects Sustainable Urban Extension

Committee Date: 14/02/2022

RECOMMENDATION

To ratify the previous recommendation to Planning Committee (13.12.2021), that being:

RECOMMENDATION – DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PERMISSION SUBJECT TO:

1. RECEIPT OF SATISFACTORY AMENDED PLANS AND

2. SUBJECT TO THE CONDITIONS (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)

IF SATISFACTORY AMENDED PLANS ARE NOT RECEIVED BY 14 FEBRUARY 2022, DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO REFUSE PERMISSION ON THE FOLLOWING GROUNDS (FINAL WORDING DELEGATED TO ASSISTANT DIRECTOR FOR PLANNING POLICY AND DEVELOPMENT):

- **Harm to wildlife/biodiversity**
- **Unacceptable infrastructure/amenities to serve development**

The previous report and written updates to the planning committee is appended to this report.

1.1 The application was reported to West Northamptonshire Council Strategic Planning Committee on 13 December 2021.

- 1.2 At the Strategic Planning Committee on 13 December 2021 the application was considered by the Committee and it was deferred to enable the developer time to engage with all parties; namely Harpole Parish Council regarding the sports pavilion provision.
- 1.3 Since the deferral of the application a virtual meeting has taken place between the applicants (Barwood), Harpole Parish Council (PC) and Officers to discuss the proposals for the sports pavilion and sports pitches.
- 1.4 In the meeting the PC explained that they would like to explore opportunities to provide a combined sports pavilion building (which would both replace the existing pavilion and provide enough space for the expanded sports facilities and the new residents of Northampton West) in a location between the existing and proposed sports fields. They also wanted to investigate the possibility of providing an all-weather pitch suitable for a variety of sports and not just grass football pitches. The PC would need to work up a plan for their proposals and identify and secure additional funding/grants.
- 1.5 It was acknowledged by all parties that the hybrid planning permission only requires the applicants to provide a new pavilion and two new grass football pitches on land adjacent to Harpole's existing sports field and pavilion as has been proposed as part of the current reserved matter application.
- 1.6 Since the meeting Barwood have written to the PC confirming that they would work together with the PC to try to optimise the delivery of the sports pavilion and pitches between now and the intended delivery date set out in the S106 agreement. Barwood are happy to assist the PC in securing additional funding/grants and note that enhanced facilities are likely to require a further planning application in due course.
- 1.7 Barwood have confirmed that in the event that no further funding comes forward the facilities will be delivered in accordance with this reserved matters application and the S106 obligation with the aspiration that the PC will adopt these facilities.
- 1.8 The PC have provided the following response to Barwood's letter:

"Further to our video call on 12th January and your letter of 18th January 2022, I can confirm that Harpole Parish Council will withdraw its objections to the current proposals, due to be considered by the WNC Strategic Planning Committee on 14th February 2022, which comply with the approved section 106 agreement.

This is on the understanding, and in appreciation of, the offer from Barwood Land to work with the Parish Council to try and optimise the sports provision at the agreed location and to access additional funding/grants to achieve enhanced facilities. We understand that Will Gardner from EDP has been authorised to work with us on the project.

Harpole Parish Council is grateful for the opportunity and support to try to create a more beneficial facility, subject to Planning Approval, if it can be achieved within the time constraints detailed in the section 106 agreement. The Council accepts that if these attempts fail to produce an acceptable alternative, the current proposals, which meet the requirements of the s106 agreement, will be delivered as approved."

Update on Other Matters:

Height Restriction Barrier to Car Park

- 1.9 It was requested at the meeting that a height restriction barrier be installed at the entrance to the car park for the sports pavilion. This detail has been added to the Landscaping Plans.

Enclosures for Play Areas

- 1.10 There was a query about the proposed boundary enclosures for the play areas. The applicants have confirmed that the smaller play areas for younger children (LAPs) do benefit from metal, ball topped railings and gates. The larger play areas aimed at older children (LEAPs) are enclosed with hedge planting and soft landscaped bunds. Officers are content that no additional fencing is required for these areas.

Overlapping of Contradictory Landscaping Plans for Reserved Matters:

- 1.11 This can be dealt with by imposing conditions on this application and on the Norwood Farm Phase 1A reserved matter permission for residential development (ref: WNS/2021/0894/MAR) to ensure that an approved scheme is implemented with consistency for the development.

Conclusion:

- 1.12 Following the deferral as requested by members the application is being returned to the Committee for determination in accordance with the recommendation set out above.