



FOI Disclosure **NBC2537-1498/20**

Lancaster Way Emails No 1



Prepared on the 16 February 2021

From: [REDACTED] [Planning Enforcement](#)
To: [Planning Enforcement](#)
Subject: Admin : Barry Howard Homes Development Site (Buckingham Fields)
Date: 14 September 2020 08:15:19

Morning

Please attach to E/2018/1157

From: [REDACTED]@northampton.gov.uk>
Sent: 11 September 2020 11:21
To: [REDACTED]@hotmail.co.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Planning Enforcement <planningenforcement@northampton.gov.uk>; Gavin Smith <GSmith@northampton.gov.uk>
Subject: RE: Barry Howard Homes Development Site (Buckingham Fields)

Good morning [REDACTED]

I have copied in the Planning Enforcement team who investigate reported breaches of planning control.

With regards to contamination I can advise that Condition 12 of N/2012/0909 required details of possible contaminants on the site. Details were agreed for this condition and this condition is not in breach under the planning regulations.

Application N/2019/1277 would include a condition 9:

9. 'Within one month of the date of this decision notice a desk top study in respect of possible contaminants within the site shall be completed and a site investigation designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in the National Planning Policy Framework and Policy BN9 of the West Northamptonshire Joint Core Strategy.'

A decision notice has not yet been issued on this variation application and as such there is no breach of conditions under application N/2019/1277.

I am, however, aware that the consultants are working with Gavin Smith to address this condition now and have been discussing parameters and approaches with Gavin.

Kind Regards,

[REDACTED] Principal Planning Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton,
NN1 1DE | 0300 330 7000

From Tuesday 24th March 2020, the Development Management team will be based from home, wherever possible, please use the planning@northampton.gov.uk email address – this will allow us to respond to you if any of us are on leave or unable to work during this time. Please note that there is no access to the work phone during this period or any messages left on this.

From: [REDACTED]@hotmail.co.uk>
Sent: 11 September 2020 10:58
To: [REDACTED] <HWeston@northampton.gov.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Subject: Barry Howard Homes Development Site (Buckingham Fields)

Hi H [REDACTED]

Gavin Smith has signposted me to you. Please see below.

Do you have any further information/updates on the site contamination issue?

There is still soil being dumped in huge piles on site from big dumper trucks. Let's hope it's not the contaminated soil being shifted around again on site!

This whole matter is really very worrying to say the least not to mention the potential consequences that may arise out of the potential negligence being seemingly demonstrated on a continued basis here.

Luckily for you guys though as you've not been exposed to any of it. I can now understand why you never come to site to enforce anything!

Kind Regards

[REDACTED]
Sent from my iPhone

Begin forwarded message:

From: Gavin Smith <GSmith@northampton.gov.uk>
Date: 11 September 2020 at 10:11:57 BST
To: [REDACTED]@hotmail.co.uk>
Subject: RE: Noise Complaint - Barry Howard Homes Development Site (Buckingham Fields)

Hi [REDACTED]

I am good thank you. I hope you are likewise!

Due to pubs being open again and the number of complaints the department has been having to deal with due to the heightened local COVID risk most of my time has been spent trying to resolve/ reduce associated risks.

My last contact regarding a revised dust management plan was at the end of July. I will case this up and I apologise but I let this slip.

With respects to discharge of the contaminated land condition for the whole development site I have had communications with SoilTechnics whom are the developers nominated land contamination experts. We have agreed a draft remediation method statement but are awaiting for it to be updated as they conducted a site visit to further define any remediation that may be required.

I would recommend that you e-mail the case office for more specifics on discharge of the condition ([REDACTED] Principal Planning Officer). [REDACTED] e-mail address is hweston@northampton.gov.uk

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer
01604 837648

Environmental Protection | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

From Tuesday 24th March 2020, the Environmental Protection Team will be based from home, wherever possible, please use the epadmin@northampton.gov.uk email address – this will allow us to respond to you if any of us are on leave or unable to work during this time.

<image001.png>

From: [REDACTED]@hotmail.co.uk>
Sent: 11 September 2020 09:22
To: Gavin Smith <GSmith@northampton.gov.uk>

Subject: Re: Noise Complaint - Barry Howard Homes Development Site
(Buckingham Fields)

Hi Gavin

Hope you're well.

Just wondering if you have any updates with regards the specific site management plan for the dust and the contaminated land issues on Lancaster Way?

Thanks
[REDACTED]

Sent from my iPhone

On 11 Aug 2020, at 12:49, Gavin Smith
<GSmith@northampton.gov.uk> wrote:

Good afternoon [REDACTED]

Thank you for your e-mail.

We are still waiting for a more in-depth site specific management plan for dust rather than the generic document submitted. Currently I am working through getting the contaminated land issues tied up at the moment with BBH's geo-environmental consultant.

I am not aware about a dust barrier being erected along the boundary with Briar Hill Walk. If it forms part of the dust management plan another officer has reviewed it for reasons of impartiality (to avoid a poacher turned gamekeeper scenario being created).

I will press for the plan to be resubmitted. Unfortunately non COVID compliant licenced premises are taking up some of my time with the outfall of noise issues.

In respect to this site I think since the onset of the warning notice dust is being managed better from what I saw from my unannounced visit.

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer
01604 837648

Environmental Protection | Northampton Borough Council | The
Guidhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

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<image001.png>

From: [REDACTED]@hotmail.co.uk>
Sent: 10 August 2020 09:44
To: Gavin Smith <GSmith@northampton.gov.uk>
Subject: Re: Noise Complaint - Barry Howard Homes Development Site (Buckingham Fields)

Thanks Gavin for going to take a look unannounced. What's the latest with the dust management report? Barry Howard told us some kind of dust barrier was going to be erected along the boundary of briar hill walk. Is this true?

Kind regards

[REDACTED]

Sent from my iPhone

On 10 Aug 2020, at 08:40, Gavin Smith
<GSmith@northampton.gov.uk> wrote:

Hi [REDACTED]

I hope you and your family are well.

I just wanted to advise that I visited the site 6th August unannounced to establish if any piling was being undertaken onsite. I can advised that there was no evidence of any piling activity on the site. I am aware of some piling works being undertaken near Hunsbury Park Primary School which we have received a few complaints but that is the other side of the A45.

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer

01604 837648

Environmental Protection | Northampton Borough
Council | The Guildhall, St Giles Square, Northampton,
NN1 1DE | 0300 330 7000

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<image001.png>

From: Gavin Smith

Sent: 31 July 2020 20:07

To: [REDACTED]
<antonella.mitchell@hotmail.co.uk>

Subject: Re: Noise Complaint - Barry Howard Homes Development Site (Buckingham Fields)

Good evening [REDACTED]

Please find attached you letter and diary sheets attached.

If you can start populating the diary sheets with dates you find piling activity outside the recommended times stipulated by the Council from the date of the letter that would be appreciated.

I will be making contact with the developers planning agent on Monday next week.

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer

01604 837648

Environmental Protection | Northampton Borough
Council | The Guildhall, St Giles Square, Northampton,
NN1 1DE | 0300 330 7000

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<image001.png>

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Kingdom, NN1 1DE
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www.northampton.gov.uk

From: Julie Davenport (Cllr)
To: Towcester Rd Service Rd [REDACTED]
Subject: FW: Lancaster Way new road markings
Date: 14 September 2020 13:54:33

Hi [REDACTED]

Please see emails below. They are still saying there are two lanes on the Towcester Rd roundabout. Sometimes I wonder if I'm living in a parallel universe to them!!

Sent with BlackBerry Work
(www.blackberry.com)

From: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Date: Monday, 14 Sep 2020, 1:51 pm
To: [REDACTED] <KCook@northamptonshire.gov.uk>
Cc: [REDACTED] <[REDACTED]@kierwsp.co.uk>, [REDACTED] <CBond@northamptonshire.gov.uk>
Subject: RE: Lancaster Way new road markings

Hi [REDACTED]

I can assure you, and a resident has just confirmed it for me, there is only ONE lane joining the Towcester Road roundabout from Lancaster Way. [REDACTED] did attend a site visit. Please can you show me a photograph where there are two lanes, as it was previously, at the roundabout on Towcester a Road. I'm perplexed as to how we see one thing and you see another ♀

I would like the evidence used to determine that this should be the case - one lane reduced from two

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED] <KCook@northamptonshire.gov.uk>
Date: Monday, 14 Sep 2020, 12:09 pm
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Cc: [REDACTED] <[REDACTED]@kierwsp.co.uk>, [REDACTED] <CBond@northamptonshire.gov.uk>
Subject: RE: Lancaster Way new road markings

Julie

I have attached the approved plan for the works on Lancaster Way. It shows 2 lanes are retained at the junction with Towcester Road, as existing.

On this basis I am a little perplexed what the issue is.

[REDACTED]

Principal Engineer – Development Management
Development Management
Northamptonshire Highways
One Angel Square
Angel Street
Northampton
NN1 1ED
M:
Email: kcook@northamptonshire.gov.uk
Web: www.northamptonshire.gov.uk

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Northamptonshire County Council. <http://www.northamptonshire.gov.uk>

From: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk>
Sent: 13 September 2020 09:59
To: [REDACTED] <KCook@northamptonshire.gov.uk>
Cc: [REDACTED] <@kierwsp.co.uk>; [REDACTED] <CBond@northamptonshire.gov.uk>
Subject: RE: Lancaster Way new road markings

Hi [REDACTED]

Residents wish to know what 'data' or 'evidence' you had that supported changing the road layout from the new roundabout in Lancaster Way to the old roundabout on the Towcester Road. Even though you've widened the road you've narrowed the exit on the Towcester Road meaning only one lane of traffic can now exit Lancaster Way instead of two. Why was this decision made?

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED] <KCook@northamptonshire.gov.uk>
Date: Wednesday, 09 Sep 2020, 5:22 pm
To: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk>
Cc: [REDACTED] <@kierwsp.co.uk>, [REDACTED] <CBond@northamptonshire.gov.uk>
Subject: RE: Lancaster Way new road markings

Dear Cllr Davenport

I am involved with the S278 works at Lancaster Way. In order to assist can you please explain what issue you are concerned about?

The new signalised crossing and roundabout have been subject to a technical audit as part of the S278 process.

[REDACTED]
Principal Engineer – Development Management
Development Management
Northamptonshire Highways
One Angel Square
Angel Street
Northampton
NN1 1ED
M:
Email: kcook@northamptonshire.gov.uk
Web: www.northamptonshire.gov.uk

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From: Leighton, A [REDACTED] <ALEighton@kierwsp.co.uk>
Sent: 09 September 2020 07:45
To: K [REDACTED] Cook <KCook@northamptonshire.gov.uk>
Cc: Julie Davenport (Cllr) (<cllr.jdavenport@northampton.gov.uk>
<cllr.jdavenport@northampton.gov.uk>
Subject: FW: Lancaster Way new road markings

Thanks K [REDACTED]

Its Councillor Julie Davenport and email is cllr.jdavenport@northampton.gov.uk

Cheers

A [REDACTED]

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From: [REDACTED]
To: H [REDACTED] Weston
Cc: Barry Howard; [REDACTED]
Subject: RE: 07 09 N/2020/0769 - Lancaster Way substation
Date: 14 September 2020 16:35:33

H [REDACTED]

Our Landscape Consultant is forwarding the Landscape Plan to me this afternoon. If, by any chance, there is going to be any change to this, I will let you know.

kind regards

[REDACTED]
BSc (Hons) MSc MRTPI

Senior Planner



Oriel House
42 North Bar
Banbury
Oxfordshire
OX16 0TH

Tel: 01295 672310 **Fax:** 01295 275606 **Mobile:** [REDACTED]
Email: [REDACTED]@framptons-planning.com

[REDACTED]

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From: [REDACTED] [mailto:HWeston@northampton.gov.uk]
Sent: 14 September 2020 16:33
To: [REDACTED]@framptons-planning.com>
Cc: Barry Howard <barry.howard@barryhowardhomes.com>; [REDACTED]
[REDACTED]@framptons-planning.com>
Subject: RE: 07 09 N/2020/0769 - Lancaster Way substation

Good afternoon [REDACTED]

Could you provide me with an update on this one?
Thank you.

Kind Regards,

Principal Planning Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton,
NN1 1DE | 0300 330 7000

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From: [REDACTED]@framptons-planning.com>

Sent: 07 September 2020 10:44

To: [REDACTED] <HWeston@northampton.gov.uk>

Cc: Barry Howard <barry.howard@barryhowardhomes.com>; [REDACTED]

[REDACTED]@framptons-planning.com>

Subject: 07 09 N/2020/0769 - Lancaster Way substation

Good Morning H [REDACTED]

The landscape plan is in hand and will be with you by the end of the week.

Thanks.

kind regards

[REDACTED]
BSc (Hons) MSc MRTPI

Senior Planner



Oriel House
42 North Bar
Banbury
Oxfordshire
OX16 0TH

Tel: 01295 672310 **Fax:** 01295 275606 **Mobile:** [REDACTED]

Email: [REDACTED]@framptons-planning.com

[REDACTED]

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From: [REDACTED] <mailto:HWeston@northampton.gov.uk>
Sent: 07 September 2020 10:36
To: [REDACTED] [@framptons-planning.com](mailto:[REDACTED]@framptons-planning.com)>
Cc: Barry Howard <barry.howard@barryhowardhomes.com>
Subject: FW: N/2020/0769 - Lancaster Way substation

Good morning [REDACTED]

Would you be able to provide me with the hard and soft landscaping scheme for the substation asap this week?

Thank you.

Kind Regards,

[REDACTED] | **Principal Planning Officer**

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

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From: H [REDACTED] Weston
Sent: 02 September 2020 14:10
To: [REDACTED] [@framptons-planning.com](mailto:[REDACTED]@framptons-planning.com) '[REDACTED] [@framptons-planning.com](mailto:[REDACTED]@framptons-planning.com)>
Subject: N/2020/0769 - Lancaster Way substation

Dear [REDACTED]

I am emailing in connection with the substation application at Lancaster Way.

As the application is retrospective, please can you provide me with details now on the hard and soft landscaping for the site (as required but not agreed on previous approval N/2020/0065).

I will need this prior to making a decision on the application. Please could you let me know when this could be sent over by?

Thank you.

Kind Regards,

 **Principal Planning Officer**

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton,
NN1 1DE | 0300 330 7000

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From: Julie Davenport (Cllr)
To: [REDACTED]
Subject: RE: Lancaster Way new road markings
Date: 14 September 2020 14:00:47

Thank you for that [REDACTED] sometimes I feel I'm losing my mind with them. I bet they are counting the exit to the service road for houses in Towcester Rd.

They are saying that it's not a private road now when I complained that the right turn markings is sending people up a private road.

They suddenly said it was highways road (!!!) even when they saw the deeds. We've now asked for their solicitor to look at the deeds. Strange how they've never done any work in that road!

The last thing those residents need is for people to cut through their service road to get to the Towcester Rd

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]@hotmail.co.uk>
Date: Monday, 14 Sep 2020, 1:45 pm
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Subject: RE: Lancaster Way new road markings

This is 'it is a mini-roundabout' all over again. Highways are from 1984.

Be assured. There is one lane joining the Towcester Road on that plan. It is not a mini-roundabout. 2+2=4. Do not accept their nonsense.

[REDACTED]

From: Julie Davenport (Cllr)
Sent: 14 September 2020 12:15
To: [REDACTED]
Subject: FW: Lancaster Way new road markings

Am I going nuts? Please see email below

Kind regards
[REDACTED]

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]
<KCook@northamptonshire.gov.ukmailto:KCook@northamptonshire.gov.uk>>
Date: Monday, 14 Sep 2020, 12:09 pm
To: Julie Davenport (Cllr)
<cllr.jdavenport@northampton.gov.ukmailto:cllr.jdavenport@northampton.gov.uk>>
Cc: [REDACTED]@kierwsp.co.ukmailto:[REDACTED]@kierwsp.co.uk>> [REDACTED]
[REDACTED]@northamptonshire.gov.ukmailto:[REDACTED]@northamptonshire.gov.uk>>
Subject: RE: Lancaster Way new road markings

Julie

I have attached the approved plan for the works on Lancaster Way. It shows 2 lanes are retained at the junction with Towcester Road, as existing.

On this basis I am a little perplexed what the issue is.

[REDACTED]
[REDACTED] BE (Civil) CEng MICE
Principal Engineer – Development Management
Development Management
Northamptonshire Highways
One Angel Square
Angel Street
Northampton
NN1 1ED
M:
Email: kcook@northamptonshire.gov.ukmailto:cbond@northamptonshire.gov.uk>
Web: www.northamptonshire.gov.uk<<http://www.northamptonshire.gov.uk>>/>

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From: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Sent: 13 September 2020 09:59
To: [REDACTED] <KCook@northamptonshire.gov.uk>
Cc: [REDACTED]@kierwsp.co.uk; [REDACTED]
[REDACTED]@northamptonshire.gov.uk>
Subject: RE: Lancaster Way new road markings

Hi [REDACTED]

Residents wish to know what 'data' or 'evidence' you had that supported changing the road layout from the new roundabout in Lancaster Way to the old roundabout on the Towcester Road. Even though you've widened the road you've narrowed the exit on the Towcester Road meaning only one lane of traffic can now exit Lancaster Way instead of two. Why was this decision made?

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com<<http://www.blackberry.com>>)

From: [REDACTED]
<KCook@northamptonshire.gov.uk<mailto:KCook@northamptonshire.gov.uk>>
Date: Wednesday, 09 Sep 2020, 5:22 pm
To: Julie Davenport (Cllr)
<cldr.jdavenport@northampton.gov.uk<mailto:cldr.jdavenport@northampton.gov.uk>>
Cc: [REDACTED]<[REDACTED]@kierwsp.co.uk<mailto:[REDACTED]@kierwsp.co.uk>>, [REDACTED]
[REDACTED]<CBond@northamptonshire.gov.uk<mailto:CBond@northamptonshire.gov.uk>>
Subject: RE: Lancaster Way new road markings

Dear Cllr Davenport

I am involved with the S278 works at Lancaster Way. In order to assist can you please explain what issue you are concerned about?

The new signalised crossing and roundabout have been subject to a technical audit as part of the S278 process.

[REDACTED]
[REDACTED]
Principal Engineer – Development Management
Development Management
Northamptonshire Highways
One Angel Square
Angel Street
Northampton
NN1 1ED

M:

Email: kcook@northamptonshire.gov.uk<<mailto:cbond@northamptonshire.gov.uk>>

Web: www.northamptonshire.gov.uk<<http://www.northamptonshire.gov.uk>>

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Northamptonshire County Council.
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From: [REDACTED]@kierwsp.co.uk<mailto:[REDACTED]@kierwsp.co.uk>>
Sent: 09 September 2020 07:45
To: [REDACTED]KCook@northamptonshire.gov.uk<mailto:KCook@northamptonshire.gov.uk>>
Cc: Julie Davenport (Cllr)
(cllr.jdavenport@northampton.gov.uk<<mailto:cllr.jdavenport@northampton.gov.uk>>)
<cllr.jdavenport@northampton.gov.uk<<mailto:cllr.jdavenport@northampton.gov.uk>>>
Subject: FW: Lancaster Way new road markings

Thanks [REDACTED]

Its Councillor Julie Davenport and email is
cllr.jdavenport@northampton.gov.uk<<mailto:cllr.jdavenport@northampton.gov.uk>>

Cheers

[REDACTED]

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www.northampton.gov.uk

From: [REDACTED]
To: Julie Davenport (Cllr)
Subject: RE: Lancaster Way new road markings
Date: 14 September 2020 15:12:43
Attachments: 2016.pdf
Oct 2018.pdf

I've complained about the surface of that road and they always said it was satisfactory.

Attached is the plan that was in the last transport assessment made (dated 5/2/2016 in the old application N/2012/0909).

It said in that transport assessment:

'7.2.3 Previous dialogue with NCC led to the request for a two-lane entry to be provided on the Lancaster Way arm of the [Towcester Road] roundabout.'

Then:

'7.3.2 As mentioned previously, the section of Lancaster Way that will link the two roundabouts will be enhanced to provide two lanes for eastbound traffic towards Towcester Road. The arrangement of the proposed site access roundabout was included within the previously accepted planning application for a greater number of dwellings. Nonetheless, capacity modelling was carried out for the current proposals to ensure the junction will satisfactorily accommodate the traffic generated by the site.'

No other transport assessment has been made since.

The discharge of conditions for the roundabout in 2018 was based on this assessment and the second plan attached (dated October 2018). The same layout. The new design began turning up after that in 2019 with no traffic data – Planning and the public no longer involved and the actual design work begins.

[REDACTED]
From: Julie Davenport (Cllr)
Sent: 14 September 2020 14:15
To: [REDACTED]
Subject: RE: Lancaster Way new road markings

Thank you for that [REDACTED] sometimes I feel I'm losing my mind with them. I bet they are counting the exit to the service road for houses in Towcester Rd.

They are saying that it's not a private road now when I complained that the right turn markings is sending people up a private road.

They suddenly said it was highways road (!!!) even when they saw the deeds. We've now asked for their solicitor to look at the deeds. Strange how they've never done any work in that road!

The last thing those residents need is for people to cut through their service road to get to the Towcester Rd

Kind regards
[REDACTED]

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]@hotmail.co.uk<mailto:[REDACTED]@hotmail.co.uk>>
Date: Monday, 14 Sep 2020, 1:45 pm
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>
Subject: RE: Lancaster Way new road markings

This is 'it is a mini-roundabout' all over again. Highways are from 1984.

Be assured. There is one lane joining the Towcester Road on that plan. It is not a mini-roundabout. 2+2=4. Do not accept their nonsense.

[REDACTED]
From: Julie Davenport (Cllr)<mailto:cllr.jdavenport@northampton.gov.uk>
Sent: 14 September 2020 12:15
To: [REDACTED]@hotmail.co.uk>
Subject: FW: Lancaster Way new road markings

Am I going nuts? Please see email below

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com<<http://www.blackberry.com>>)

From: [REDACTED]KCook@northamptonshire.gov.uk<mailto:KCook@northamptonshire.gov.uk>>
Date: Monday, 14 Sep 2020, 12:09 pm
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>
Cc: [REDACTED]@kierwsp.co.uk<mailto:[REDACTED]@kierwsp.co.uk>>, [REDACTED]

<CBond@northamptonshire.gov.ukmailto:CBond@northamptonshire.gov.uk>>
Subject: RE: Lancaster Way new road markings

Julie

I have attached the approved plan for the works on Lancaster Way. It shows 2 lanes are retained at the junction with Towcester Road, as existing.

On this basis I am a little perplexed what the issue is.



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From: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk>

Sent: 13 September 2020 09:59

To: [REDACTED] <KCook@northamptonshire.gov.uk>

Cc: [REDACTED] <@kierwsp.co.uk>; [REDACTED] <CBond@northamptonshire.gov.uk>

Subject: RE: Lancaster Way new road markings

Hi [REDACTED]

Residents wish to know what 'data' or 'evidence' you had that supported changing the road layout from the new roundabout in Lancaster Way to the old roundabout on the Towcester Road. Even though you've widened the road you've narrowed the exit on the Towcester Road meaning only one lane of traffic can now exit Lancaster Way instead of two. Why was this decision made?

Kind regards

Julie

Sent with BlackBerry Work

(www.blackberry.com<<http://www.blackberry.com><[http://www.blackberry.com/](http://www.blackberry.com%3chttp://www.blackberry.com/)>>)

From: [REDACTED] <KCook@northamptonshire.gov.ukmailto:KCook@northamptonshire.gov.uk>>

Date: Wednesday, 09 Sep 2020, 5:22 pm

To: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.ukmailto:cldr.jdavenport@northampton.gov.uk>>

Cc: [REDACTED] <@kierwsp.co.ukmailto:[REDACTED]@kierwsp.co.uk>>; [REDACTED] <CBond@northamptonshire.gov.ukmailto:CBond@northamptonshire.gov.uk>>

Subject: RE: Lancaster Way new road markings

Dear Cllr Davenport

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From: [REDACTED]@kierwsp.co.uk

Sent: 09 September 2020 07:45

To: [REDACTED] <KCook@northamptonshire.gov.uk>

Cc: Julie Davenport (Cllr) (cldr.jdavenport@northampton.gov.uk)
<cldr.jdavenport@northampton.gov.uk>

Subject: FW: Lancaster Way new road markings

Thanks [REDACTED]

Its Councillor Julie Davenport and email is cldr.jdavenport@northampton.gov.uk

Cheers

[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: Emma Roberts (Cllr)
Subject: RE: Weekly tally
Date: 14 September 2020 16:12:19

Well, there is a turn right lane to the service road now that there never used to be but this doesn't constitute two lanes! I have two very clear photos showing that there's only one lane and a right hand turn off if this is any help.

Sent from Mail <<https://go.microsoft.com/fwlink/?LinkId=550986>> for Windows 10

From: [REDACTED]@outlook.com>
Sent: 14 September 2020 13:57
To: [REDACTED]@hotmail.co.uk>; [REDACTED]
<[mailto:\[REDACTED\]@btinternet.com](mailto:[REDACTED]@btinternet.com)>
Cc: Emma Roberts (Cllr) <<mailto:Cllr.ERoberts@northampton.gov.uk>>
Subject: RE: Weekly tally

I forgot something.

Julie asked me a while back about the road widening between the two roundabouts. Someone had complained it had been narrowed – which was odd – but it reminded me of something else.

The traffic model, showing the new junction would work, was based on there being two lanes joining the Towcester Road (one in to Lancaster Way, two out). This changed on the plan last year. There's just one out now.

Julie has asked what evidence they have that this will not result in queuing between the two roundabouts. There should have been a new model produced.

Highways have answered her with one sentence. 'There are two lanes'.

2+2=5. It is a mini-roundabout...

[REDACTED]

From: [REDACTED]<[REDACTED]@hotmail.co.uk>
Sent: 13 September 2020 21:26
To: [REDACTED]<[REDACTED]@btinternet.com>
Cc: [REDACTED]<[REDACTED]@outlook.com> ; Emma Roberts (Cllr)
<<mailto:Cllr.ERoberts@northampton.gov.uk>>
Subject: Re: Weekly tally

Hi [REDACTED]

Gosh, 21! ...the shoddy raised bed Has been there a while but it looks as if he's moved the heras fencing back encroaching on the lane. Will have to go take a look. I have just looked through some old photos and it looks like he's moved the boundary to me.

Thanks for keeping us up to date.

[REDACTED]

Sent from my iPhone

On 13 Sep 2020, at 16:51, [REDACTED]<[REDACTED]@btinternet.com> wrote:

?

Just been for my weekly walk and count up of occupied houses. There's now 21 occupied altogether. And have a look at this photo which I've been meaning to ask you about for ages. It looks like a raised bed on the access lane – so obviously Bazza has decided to encroach on land that isn't his, in order to shore up the fence etc at the end house. Looks decidedly ropery! Hope you can make it out – was very sunny today.

<EA89FD40D25542848CED2723228EC061.png>

Sent from Mail <<https://go.microsoft.com/fwlink/?LinkId=550986>> for Windows 10

<EA89FD40D25542848CED2723228EC061.png>

From: Julie Davenport (Cllr)
To: [REDACTED]
Subject: FW: Lancaster Way new road markings
Date: 15 September 2020 13:06:22

Morning [REDACTED]

Please read the email trail below. This is only a fraction of the correspondence and still no one will listen.

Kind regards
Julie

This is another problem ongoing with Highways. [REDACTED] did a site visit. Agreed with me. Went back to the Office and I told me I was wrong, they were right.

I contacted [REDACTED] and I have the email also telling me about his ferociously loyal to his team he is.

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Date: Tuesday, 15 Sep 2020, 9:39 am
To: [REDACTED] <kcook@northamptonshire.gov.uk>
[REDACTED] <[REDACTED]@kierwsp.co.uk>, [REDACTED] <CBond@northamptonshire.gov.uk>, [REDACTED] <[REDACTED]@kierwsp.co.uk>
Subject: RE: Lancaster Way new road markings

I don't believe this. That right turn goes into a service road for about 20 houses. It is with the legal team at the moment. Please do go out and have a look. It is not an additional entry onto the Towcester road.

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED] <kcook@northamptonshire.gov.uk>
Date: Tuesday, 15 Sep 2020, 8:51 am
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Cc: [REDACTED] <ALeighton@kierwsp.co.uk>, [REDACTED] <CBond@northamptonshire.gov.uk>, [REDACTED] <[REDACTED]@kierwsp.co.uk>
Subject: RE: Lancaster Way new road markings

Julie

Thanks for your email. I have been send a photo which shows the new road layout. I assume you refer to the approach to the roundabout being one lane, as the splitter island at the junction has been not changed (2 lanes provided at the give way line provided by the bellmouth).

However I am still confused as the old road layout was also only one lane on the approach as shown below. The new layout has Lancaster Way widened to provide a right turn lane and provides a one lane approach widening to 2 lanes at the junction as previously.



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From: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk>
Sent: 14 September 2020 13:51
To: [REDACTED] <KCook@northamptonshire.gov.uk>
Cc: [REDACTED] <ALeighton@kierwsp.co.uk>; [REDACTED] <CBond@northamptonshire.gov.uk>
Subject: RE: Lancaster Way new road markings

Hi [REDACTED]

I can assure you, and a resident has just confirmed it for me, there is only ONE lane joining the Towcester Road roundabout from Lancaster Way. [REDACTED] did attend a site visit. Please can you show me a photograph where there are two lanes, as it was previously, at the roundabout on Towcester Road. I'm perplexed as to how we see one thing and you see another ☹

I would like the evidence used to determine that this should be the case - one lane reduced from two

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED] <KCook@northamptonshire.gov.uk>
Date: Monday, 14 Sep 2020, 12:09 pm
To: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk>
Cc: [REDACTED] <ALeighton@kierwsp.co.uk>; [REDACTED] <CBond@northamptonshire.gov.uk>
Subject: RE: Lancaster Way new road markings

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From: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk>
Sent: 13 September 2020 09:59
To: [REDACTED] <KCook@northamptonshire.gov.uk>
Cc: [REDACTED] <ALeighton@kierwsp.co.uk>; [REDACTED] <CBond@northamptonshire.gov.uk>
Subject: RE: Lancaster Way new road markings

Hi [REDACTED]

Residents wish to know what 'data' or 'evidence' you had that supported changing the road layout from the new roundabout in Lancaster Way to the old roundabout on the Towcester Road. Even though you've widened the road you've narrowed the exit on the Towcester Road meaning only one lane of traffic can now exit Lancaster Way instead of two. Why was this decision made?

Kind regards
Julie

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To: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk>
Cc: [REDACTED] <ALeighton@kierwsp.co.uk>; [REDACTED] <CBond@northamptonshire.gov.uk>
Subject: RE: Lancaster Way new road markings

Dear Cllr Davenport

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From: [REDACTED] <Alaighton@kierwsp.co.uk>

Sent: 09 September 2020 07:45

To: [REDACTED] <kcook@northamptonshire.gov.uk>

Cc: Julie Davenport (Cllr) (cldr.jdavenport@northampton.gov.uk) <cldr.jdavenport@northampton.gov.uk>

Subject: FW: Lancaster Way new road markings

Thanks [REDACTED]

Its Councillor Julie Davenport and email is cldr.jdavenport@northampton.gov.uk

Cheers

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From: H [REDACTED] Weston
To: Barry Howard
Cc: D [REDACTED] Jones; [REDACTED]; [REDACTED]
Subject: RE: 15 09 N/2020/0769 - Lancaster Way substation
Date: 15 September 2020 11:07:19

Thanks Barry, that would be great.

Kind Regards,

[REDACTED] **Principal Planning Officer**

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NN1 1DE | 0300 330 7000

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From: Barry Howard <barry.howard@barryhowardhomes.com>

Sent: 15 September 2020 11:07

To: [REDACTED] HWeston@northampton.gov.uk>

Cc: [REDACTED]@framptons-planning.com>; [REDACTED]

[REDACTED]@framptons-planning.com>; [REDACTED]

[REDACTED]@barryhowardhomes.com>

Subject: Re: 15 09 N/2020/0769 - Lancaster Way substation

H [REDACTED]

Hi. Hope your staying safe. I will do this today.

Our Engineer will update the plan and submit before Friday if that's ok?

The levels aren't too bad to be honest. It's top soil around the back and works well for the hedge etc.

Thanks Barry

Sent from my iPhone

On 15 Sep 2020, at 11:04, [REDACTED] HWeston@northampton.gov.uk>
wrote:

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Good morning [REDACTED]

Thank you for send this over.

Having looked at the scheme again I also note that there are significant changes in levels proposed.

Is anyone able to send me a photo of the substation as it currently is – I have the attached photograph from July where I can see the substation has been built on a plinth and the land falls sharply around. To build the parking space and path around the substation I would assume further land levels are proposed or have been undertaken?

Please can you provide me with a levels plan showing the existing and proposed levels in this area.

Thank you.

Kind Regards,

[REDACTED] Principal Planning Officer

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From: [REDACTED] <[REDACTED]@framptons-planning.com>

Sent: 15 September 2020 10:16

To: [REDACTED] <HWeston@northampton.gov.uk>

Cc: Barry Howard <barry.howard@barryhowardhomes.com>; [REDACTED]

<[REDACTED]@framptons-planning.com>;

[REDACTED]@barryhowardhomes.com'

<[REDACTED]@barryhowardhomes.com>

Subject: 15 09 N/2020/0769 - Lancaster Way substation

H [REDACTED]

Please find attached the Landscape Plan for the Electrical Substation.

kind regards



Senior Planner



Oriel House
42 North Bar
Banbury
Oxfordshire
OX16 0TH

Tel: 01295 672310 Fax: 01295 275606 Mobile: [Redacted]
Email: [Redacted] [@framptons-planning.com](mailto:[Redacted]@framptons-planning.com)



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From: [Redacted] [\[mailto:\[Redacted\]@northampton.gov.uk\]](mailto:[Redacted]@northampton.gov.uk)

Sent: 14 September 2020 16:33

To: [Redacted] [@framptons-planning.com](mailto:[Redacted]@framptons-planning.com)

Cc: Barry Howard <barry.howard@barryhowardhomes.com>; [Redacted]

[Redacted] [@framptons-planning.com](mailto:[Redacted]@framptons-planning.com)

Subject: RE: 07 09 N/2020/0769 - Lancaster Way substation

Good afternoon [Redacted]

Could you provide me with an update on this one?
Thank you.

Kind Regards,

[Redacted] **Principal Planning Officer**

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From: [REDACTED]<[REDACTED]@framptons-planning.com>

Sent: 07 September 2020 10:44

To: [REDACTED]<HWeston@northampton.gov.uk>

Cc: Barry Howard <barry.howard@barryhowardhomes.com>; [REDACTED]

[REDACTED]<[REDACTED]@framptons-planning.com>

Subject: 07 09 N/2020/0769 - Lancaster Way substation

Good Morning H [REDACTED]

The landscape plan is in hand and will be with you by the end of the week.

Thanks.

kind regards

[REDACTED]
BSc (Hons) MSc MRTPI

Senior Planner



Oriel House
42 North Bar
Banbury
Oxfordshire
OX16 0TH

Tel: 01295 672310 **Fax:** 01295 275606 **Mobile:** [REDACTED]

Email: [REDACTED]<[REDACTED]@framptons-planning.com>

[REDACTED]

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From: [REDACTED]<[mailto:[REDACTED]@northampton.gov.uk]>

Sent: 07 September 2020 10:36

To: [REDACTED]<[REDACTED]@framptons-planning.com>

Cc: Barry Howard <barry.howard@barryhowardhomes.com>

Subject: FW: N/2020/0769 - Lancaster Way substation

Good morning [REDACTED] and Barry,

Would you be able to provide me with the hard and soft landscaping scheme for the substation asap this week?

Thank you.

Kind Regards,

[REDACTED] Principal Planning Officer

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From: H [REDACTED] Weston

Sent: 02 September 2020 14:10

To: [REDACTED]@framptons-planning.com' [REDACTED]@framptons-planning.com>

Subject: N/2020/0769 - Lancaster Way substation

Dear [REDACTED]

I am emailing in connection with the substation application at Lancaster Way. As the application is retrospective, please can you provide me with details now on the hard and soft landscaping for the site (as required but not agreed on previous approval N/2020/0065).

I will need this prior to making a decision on the application. Please could you let me know when this could be sent over by?

Thank you.

Kind Regards,

[REDACTED] Principal Planning Officer

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<IMG_2664.JPG>

From: [REDACTED]
To: Julie Davenport (Cllr)
Subject: Re: FW: Lancaster Way new road markings
Date: 15 September 2020 10:01:36

Phew... I am not a stupid person, but it took some reading and rereading to understand what he's talking about.

I really do fear that they believe the new right turn onto our service road is an entry to the Towcester Road otherwise why widen the road at that point and change the white lines to narrow the approach to the Gloucester Avenue Roundabout.

Thank you for your continued battle, I feel your pain!

On Tue, 15 Sep 2020, 09:40 Julie Davenport (Cllr), <cllr.jdavenport@northampton.gov.uk> wrote:
I am utterly gobsmacked by this!!

Sent with BlackBerry Work
(www.blackberry.com)

From: Julie Davenport (Cllr)
<cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>
Date: Tuesday, 15 Sep 2020, 9:39 am
To: [REDACTED]
<KCook@northamptonshire.gov.uk<mailto:KCook@northamptonshire.gov.uk>>
Cc: [REDACTED]<mailto:[REDACTED]@kierwsp.co.uk>>, [REDACTED]
[REDACTED]<mailto:CBond@northamptonshire.gov.uk>>, [REDACTED]
[REDACTED]<mailto:CClark@kierwsp.co.uk>>
Subject: RE: Lancaster Way new road markings

I don't believe this. That right turn goes into a service road for about 20 houses. It is with the legal team at the moment. Please do go out and have a look. It is not an additional entry onto the Towcester road.

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]
<KCook@northamptonshire.gov.uk<mailto:KCook@northamptonshire.gov.uk>>
Date: Tuesday, 15 Sep 2020, 8:51 am
To: Julie Davenport (Cllr)
<cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>
Cc: [REDACTED]<mailto:[REDACTED]@kierwsp.co.uk>>, [REDACTED]
[REDACTED]<mailto:CBond@northamptonshire.gov.uk>>, [REDACTED]
[REDACTED]<mailto:[REDACTED]@kierwsp.co.uk>>
Subject: RE: Lancaster Way new road markings

Julie

Thanks for your email. I have been send a photo which shows the new road layout. I assume you refer to the approach to the roundabout being one lane, as the splitter island at the junction has been not changed (2 lanes provided at the give way line provided by the bellmouth).

However I am still confused as the old road layout was also only one lane on the approach as shown below. The new layout has Lancaster Way widened to provide a right turn lane and provides a one lane approach widening to 2 lanes at the junction as previously.

[cid:image001.jpg@01D68B3D.56B31090]



Principal Engineer – Development Management
Development Management
Northamptonshire Highways
One Angel Square
Angel Street
Northampton
NN1 1ED

M:

Email: kcook@northamptonshire.gov.uk<<mailto:cbond@northamptonshire.gov.uk>>

Web: www.northamptonshire.gov.uk<<http://www.northamptonshire.gov.uk/>>

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<http://www.northamptonshire.gov.uk><<http://www.northamptonshire.gov.uk/>>

From: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk>

Sent: 14 September 2020 13:51

To: [REDACTED] <KCook@northamptonshire.gov.uk>

Cc: [REDACTED] <[\[REDACTED\]@kierwsp.co.uk](mailto:[REDACTED]@kierwsp.co.uk)>; [REDACTED] <CBond@northamptonshire.gov.uk>

Subject: RE: Lancaster Way new road markings

Hi [REDACTED]

I can assure you, and a resident has just confirmed it for me, there is only ONE lane joining the Towcester Road roundabout from Lancaster Way. [REDACTED] did attend a site visit. Please can you show me a photograph where there are two lanes, as it was previously, at the roundabout on Towcester a Road. I'm perplexed as to how we see one thing and you see another ♀

I would like the evidence used to determine that this should be the case - one lane reduced from two

Kind regards

Julie

Sent with BlackBerry Work

(www.blackberry.com<<http://www.blackberry.com/>>)

From: [REDACTED]

<KCook@northamptonshire.gov.uk<mailto:KCook@northamptonshire.gov.uk>>

Date: Monday, 14 Sep 2020, 12:09 pm

To: Julie Davenport (Cllr)

<cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>

Cc: [REDACTED]@kierwsp.co.uk<mailto:[REDACTED]@kierwsp.co.uk>>, [REDACTED]

[REDACTED] <CBond@northamptonshire.gov.uk<mailto:CBond@northamptonshire.gov.uk>>

Subject: RE: Lancaster Way new road markings

Julie

I have attached the approved plan for the works on Lancaster Way. It shows 2 lanes are retained at the junction with Towcester Road, as existing.

On this basis I am a little perplexed what the issue is.

[REDACTED]

[REDACTED]

Principal Engineer – Development Management

Development Management

Northamptonshire Highways

One Angel Square

Angel Street

Northampton

NN1 1ED

M:

Email: kcook@northamptonshire.gov.uk<mailto:cbond@northamptonshire.gov.uk>

Web: www.northamptonshire.gov.uk<<http://www.northamptonshire.gov.uk>>

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From: Julie Davenport (Cllr)

<cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>

Sent: 13 September 2020 09:59

To: [REDACTED]

<KCook@northamptonshire.gov.uk<mailto:KCook@northamptonshire.gov.uk>>

Cc: [REDACTED]@kierwsp.co.uk<mailto:[REDACTED]@kierwsp.co.uk>>, [REDACTED]

[REDACTED] <CBond@northamptonshire.gov.uk<mailto:CBond@northamptonshire.gov.uk>>

Subject: RE: Lancaster Way new road markings

Hi [REDACTED]

Residents wish to know what 'data' or 'evidence' you had that supported changing the road layout from the new roundabout in Lancaster Way to the old roundabout on the Towcester Road. Even though you've widened the road you've narrowed the exit on the Towcester Road meaning only one lane of traffic can now exit Lancaster Way instead of two. Why was this decision made?

Kind regards

Julie

Sent with BlackBerry Work
(www.blackberry.com<<http://www.blackberry.com>>)

From: [REDACTED]
<KCook@northamptonshire.gov.uk<<mailto:KCook@northamptonshire.gov.uk>>>
Date: Wednesday, 09 Sep 2020, 5:22 pm
To: Julie Davenport (Cllr)
<cllr.jdavenport@northampton.gov.uk<<mailto:cllr.jdavenport@northampton.gov.uk>>>
Cc: [REDACTED]<[\[REDACTED\]@kierwsp.co.uk](mailto:[REDACTED]@kierwsp.co.uk)<[mailto:\[REDACTED\]@kierwsp.co.uk](mailto:[REDACTED]@kierwsp.co.uk)>>, [REDACTED]
[REDACTED]<CBond@northamptonshire.gov.uk<<mailto:CBond@northamptonshire.gov.uk>>>
Subject: RE: Lancaster Way new road markings

Dear Cllr Davenport

I am involved with the S278 works at Lancaster Way. In order to assist can you please explain what issue you are concerned about?

The new signalised crossing and roundabout have been subject to a technical audit as part of the S278 process.

[REDACTED]
[REDACTED] BE (Civil) CEng MICE
Principal Engineer – Development Management
Development Management
Northamptonshire Highways
One Angel Square
Angel Street
Northampton
NN1 1ED
M:
Email: kcook@northamptonshire.gov.uk<<mailto:cbond@northamptonshire.gov.uk>>
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From: [REDACTED]<[\[REDACTED\]@kierwsp.co.uk](mailto:[REDACTED]@kierwsp.co.uk)<[mailto:\[REDACTED\]@kierwsp.co.uk](mailto:[REDACTED]@kierwsp.co.uk)>>
Sent: 09 September 2020 07:45
To: [REDACTED]
<KCook@northamptonshire.gov.uk<<mailto:KCook@northamptonshire.gov.uk>>>
Cc: Julie Davenport (Cllr)
(cllr.jdavenport@northampton.gov.uk<<mailto:cllr.jdavenport@northampton.gov.uk>>)
<cllr.jdavenport@northampton.gov.uk<<mailto:cllr.jdavenport@northampton.gov.uk>>>
Subject: FW: Lancaster Way new road markings

Thanks [REDACTED]

Its Councillor Julie Davenport and email is
cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>

Cheers



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From: [REDACTED]
To: [Julie Davenport \(Cllr\)](#)
Subject: RE: Lancaster way new roundabout.
Date: 15 September 2020 14:02:57

Off the top of my head...

1. It is just ridiculously large. A huge area of tarmac that clearly wasn't necessary.

We were told, and the planning permission stated, it would be a mini-roundabout. It never was.

An alternative T-junction was put on the table, but they ignored it and looked at other T-junction designs that everyone knew would be technically unacceptable. It can be changed quite easily because of the amount of tarmac to play with, they just have to put a lot of grass back.

2. Cars have been seen to skid as they approach the roundabout in wet weather, and around it. It's already known to be a hazard when icy. There was going to be anti-skid surfacing, but this disappeared from the plan with the extra lane.
3. NCC have two new easements for the drainage which bars any building or planting. One of these wasn't updated when the drainage pipe was moved on the plan, so no longer covers the required area.

The new electricity substation (constructed and in use before safety conditions have been met for its original permission, and not yet given new permission) is within this easement, and would still be within a correctly placed easement. Highways have no objections.

The landscaping scheme that's been accepted would see trees and shrubs planted within these easement areas (and also over the soakaway). Highways have no objections.

4. NCC have a policy of no additional surface water going into existing sewers from new roads and junctions. Only two of the drains on that roundabout go into the new soakaway. The many other drains go straight into the old sewer system with no mitigation. There appears to have been no run off figures produced for the large area of tarmac.
5. The soakaway may have been double-counted. Taking water from the roundabout and being fine. And taking some water from the development and being fine. But never both.

[REDACTED]

From: Julie Davenport (Cllr) <<mailto:cllr.jdavenport@northampton.gov.uk>>
Sent: 15 September 2020 10:15
To: [REDACTED] <<mailto:jamieseamark@hotmail.co.uk>>
Subject: Lancaster way new roundabout.

Could you please advise me of the issues with the larger roundabout please so I can forward those to the CEO at NCC. I'm afraid I had a bit of a go at her for the dreadful state of Highways work. There's the cycle lanes put in with proper planning, the road markings, how useless [REDACTED] and the Cabinet member is. They are driving me crazy!

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From: [REDACTED]
To: [Customers and Communities Secretaries](#)
Cc: [Peter Baguley](#)
Subject: RE: Lancaster Way
Date: 15 September 2020 14:00:35

Hi L [REDACTED]

This particular email has not been responded to yet, I have copied in Peter who will confirm what his plans are with this one.

Peter receives a lot of correspondences regarding Lancaster Way and there is an ongoing dialogue with residents.

L [REDACTED]

From: Customers and Communities Secretaries
<customersandcommunitiessecretaries@northampton.gov.uk>
Sent: 15 September 2020 12:14
To: [REDACTED] LAphale@northampton.gov.uk>
Subject: FW: Lancaster Way

Hi L [REDACTED]

Can you check re this one? CXM is only up to stage one.

Thank you,
L [REDACTED]

**[REDACTED] Directorate Admin Support to Marion Goodman, Director of
Customers and Communities | 01604 838435**

Currently available on: 07585 880076

Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE
| 0300 330 7000

From: Marion Goodman <mgoodman@northampton.gov.uk>
Sent: 14 September 2020 20:01
To: Customers and Communities Secretaries
<customersandcommunitiessecretaries@northampton.gov.uk>
Subject: FW: Lancaster Way

Did this get responded to?

M

**Marion Goodman | Assistant Chief Executive (Interim) | Director of Customers and
Communities**

01604 838273

Mobile: [REDACTED]

Northampton Borough Council | The Guildhall St Giles Square, Northampton NN1
1DE 0300 330 7000

From: [REDACTED]@outlook.com>

Sent: 08 September 2020 12:19

To: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED]
<HWeston@northampton.gov.uk>; [REDACTED]jwilloughby@northampton.gov.uk>;
Marion Goodman <mgoodman@northampton.gov.uk>

Cc: Phil Larratt (Cllr) <cllr.plarratt@northampton.gov.uk>; Julie Davenport (Cllr)
<cllr.jdavenport@northampton.gov.uk>; [REDACTED]@yahoo.co.uk>; Emma
Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>

Subject: RE: Lancaster Way

Hi Pete!

Our frustration is entirely caused by you, so I've no idea what you think you're sharing.

Anyway, I'd really like answers to those other questions I sent you.

Here's some more:

- Will the council continue to insist on seemingly significant planning conditions that it has no intention of ever enforcing?
- Should planning permission not be granted (hilarious idea, I know), what action would NBC be able to take now that you have given them permission to occupy houses that do not have planning permission?
- By you allowing occupation, the current s106 agreement is in play and significant payments should have been made to NBC and NCC. Have they been made?
- What action is NBC taking to ensure these payments are made, if not enforcing this legal agreement by stopping occupancy of the development site?
- If the changes to the s106 agreement (as suggested by the now withdrawn document) were to go ahead, these payments would not need to be made until later, allowing the developer to avoid the addition of interest, and risk the developer becoming insolvent in the meantime. On what grounds is this good for NBC?
- Will NBC continue to allow changes to the s106 agreement to allow a friend of the leader of the council to avoid these payments indefinitely, or is this it?
- Are they paying council tax on the site? Or avoiding this with your blessing too?

I'm serious about wanting answers.

[REDACTED]

From: Peter Baguley

Sent: 07 September 2020 16:21

To: [REDACTED] H [REDACTED] Weston; J [REDACTED] Willoughby

Cc: Phil Larratt (Cllr); Julie Davenport (Cllr); Graham; Emma Roberts (Cllr)

Subject: RE: Lancaster Way

Dear Mr [REDACTED]

Thank you for your comments on the recent occupation of the above site. The Council has noted the occupations, and undertaken a review of the legal position of the site. The majority of conditions are now discharged, and the few elements of these which are outstanding do not represent serious breaches of control that in the Council's opinion, would cause unacceptable harm. It is also noted that the revised 2019 scheme (ref N/2019/1277) was approved in principle at the Planning Committee meeting on the 28th of July 2020, and that this scheme includes acceptable details in relation to the outstanding issues.

I note your comments about the absence of boundary fences however and have asked enforcement colleagues to investigate this.

On that basis, whilst the Council understands, and shares residents frustration at the lack of regard to due process demonstrated during the life of this development, at this point in time it would not be rational or in the public interest to take enforcement action when the development is so close to being regularised. However, it should be noted that the approval in principle of the 2019 scheme, agreed on 28th July this year, was done so on the basis that if the required s106 agreement is not agreed within 3 months of the Committee meeting, the application can be refused under delegated authority, on the grounds that necessary mitigation measures have not been secured in order to make the proposal acceptable.

I trust that this answers your query.

Regards

Peter

Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability

01604 838921

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton,
NN1 1DE | 0300 330 7000

From: [REDACTED]

Sent: 21 August 2020 18:19

To: [REDACTED] HWeston@northampton.gov.uk; Peter Baguley

[<PBaguley@northampton.gov.uk>](mailto:PBaguley@northampton.gov.uk); [REDACTED] jwilloughby@northampton.gov.uk

Cc: Phil Larratt (Cllr) [<cllr.plarratt@northampton.gov.uk>](mailto:cllr.plarratt@northampton.gov.uk); Julie Davenport (Cllr)

<cllr.jdavenport@northampton.gov.uk>; [REDACTED] Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>

Subject: RE: Lancaster Way

Good evening,

As I warned you, people have moved into a number of houses across the unfinished development today.

This is not just around the entrance, but as far as plot 32, which is perched several metres higher than the existing area with no boundary fence to stop their cars plummeting several meters down onto Blisworth Close.

The boundary fences were also a requirement of occupation.

If you could give me some indication, any indication, that you are actually doing something, it would be very helpful.

[REDACTED]

From: [REDACTED]
Sent: 20 August 2020 23:04
To: H [REDACTED] Weston; P [REDACTED] Baguley; J [REDACTED] Willoughby
Cc: Phil Larratt (Cllr); Julie Davenport Cllr; [REDACTED]
Subject: Lancaster Way

Good morning,

During an argument about work on the site off Lancaster Way continuing into the evening on Thursday, the owner of a neighbouring property was informed by the site manager that there would be people moving into the houses tomorrow (Friday 20th August).

Permission has not yet been granted for what has been built, and the previous application has requirements that have not been met about occupation (that the plan in that permission be what is built being the first one).

Something now needs to be done. It should never have got this far.
Please enforce the planning conditions.

[REDACTED]

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information contained in this e-mail, and in your reply, may be subject to disclosure under the Freedom of Information Act 2000 or other legislation, and its confidentiality cannot be guaranteed. If you are not the intended recipient, please be aware that any disclosure, copying, distribution or use of the contents of this e-mail is strictly prohibited.

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NN1 1DE
+44 (0)300 330 7000
www.northampton.gov.uk

From: [REDACTED] on behalf of Building Control
To: [REDACTED]
Subject: RE: Land off Lancaster Way
Date: 15 September 2020 12:07:40
Attachments: FP-2019-381 Acknowledgement.pdf
image001.png

Hello,

Please find attached our acknowledgement letter.

Kind Regards,

[REDACTED] Registration Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton
NN1 1DE | 0300 330 7000 Option 6

From Tuesday 24th March 2020, the Registration & Support teams for the Planning & Building Control team will be based from home, wherever possible, please use the planning@northampton.gov.uk or buildingcontrol@northampton.gov.uk email addresses – this will allow us to respond to you if any of us are on leave or unable to work during this time.

From: [REDACTED]@barryhowardhomes.com>
Sent: 15 September 2020 11:36
To: Building Control <buildingcontrol@northampton.gov.uk>
Subject: Re: Land off Lancaster Way

Dear [REDACTED]

Many thanks. What I am after is the initial notice and acceptance of our application. could you send these over please.

Kind regards

[REDACTED]

Get [Outlook for iOS](#)

From: [REDACTED] <FDenton@northampton.gov.uk> on behalf of Building Control
<buildingcontrol@northampton.gov.uk>
Sent: Tuesday, September 15, 2020 11:28 am
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Land off Lancaster Way

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Good Morning,

Please find attached application form as requested.

Kind Regards,

[REDACTED] Registration Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton
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From Tuesday 24th March 2020, the Registration & Support teams for the Planning & Building Control team will be based from home, wherever possible, please use the planning@northampton.gov.uk or buildingcontrol@northampton.gov.uk email addresses – this will allow us to respond to you if any of us are on leave or unable to work during this time.

From: [REDACTED] <[\[REDACTED\]@barryhowardhomes.com](mailto:[REDACTED]@barryhowardhomes.com)>

Sent: 14 September 2020 15:41

To: Building Control <buildingcontrol@northampton.gov.uk>; [REDACTED]
<DBerrill@northampton.gov.uk>

Subject: Land off Lancaster Way

Hi F [REDACTED] & D [REDACTED]

1. Could you kindly send me a copy of our Building regs registration notice for entire site. We really need this urgently for our first few shared ownership handover by tomorrow please.

Kind Regards,

[REDACTED]
Technical Manager

Barry Howard Homes
9 Basset Court, Loake Close, Grange Park, Northampton, NN4 5EZ
Tel: 01604 629305
Mobile: [REDACTED]
Email: [REDACTED] <[\[REDACTED\]@barryhowardhomes.com](mailto:[REDACTED]@barryhowardhomes.com)>

From: F [REDACTED] Denton <FDenton@northampton.gov.uk> **On Behalf Of** Building Control

Sent: 04 September 2020 13:45

To: [REDACTED] <[\[REDACTED\]@barryhowardhomes.com](mailto:[REDACTED]@barryhowardhomes.com)>

Subject: Completion Certificates - Plots 5, 25 and 27, Land off Lancaster Way

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Good Afternoon,

Please find completion certificates as requested.

Kind Regards,

 Registration Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton
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From Tuesday 24th March 2020, the Registration & Support teams for the Planning & Building Control team will be based from home, wherever possible, please use the planning@northampton.gov.uk or buildingcontrol@northampton.gov.uk email addresses – this will allow us to respond to you if any of us are on leave or unable to work during this time.

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NN1 1DE
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www.northampton.gov.uk

From: [REDACTED]
Sent: 20 August 2020 23:04
To: H [REDACTED] Weston; Peter Baguley; J [REDACTED] Willoughby
Cc: Phil Larratt (Cllr); Julie Davenport Cllr; Graham
Subject: Lancaster Way

Good morning,

During an argument about work on the site off Lancaster Way continuing into the evening on Thursday, the owner of a neighbouring property was informed by the site manager that there would be people moving into the houses tomorrow (Friday 20th August).

Permission has not yet been granted for what has been built, and the previous application has requirements that have not been met about occupation (that the plan in that permission be what is built being the first one).

Something now needs to be done. It should never have got this far.
Please enforce the planning conditions.

[REDACTED]

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From: W [REDACTED] Rousell
To: Peter Baguley; H [REDACTED] Weston; T [REDACTED] Boyd; R [REDACTED] Bovey
Subject: RE: Lancaster Way
Date: 16 September 2020 22:09:03

Peter

I can confirm that the payments that were required to be paid prior to occupation to NBC have been paid.

W [REDACTED]

From: Peter Baguley <PBaguley@northampton.gov.uk>

Sent: 16 September 2020 16:37

To: [REDACTED] HWeston@northampton.gov.uk>; [REDACTED]
<tboyd@northampton.gov.uk>; [REDACTED] rbovey@northampton.gov.uk>; [REDACTED]
<WRousell@northampton.gov.uk>

Subject: FW: Lancaster Way

Draft response for comment. Wendy, am I right about the s106 payments?
Thanks

Dear [REDACTED]

Thank you for your e mail dated the 8th of September. As you are aware, the role of the Borough Council in this process is that of the Local Planning Authority, and therefore to allocate land, determine planning applications and enforce breaches of control where it would be in the public interest to do so. The Local Planning Authority is not, in this case, the developer or operator of the site.

Turning to the points raised, I can offer the following comments as follows;

1. Conditions are attached to require further details, and /or to control elements of the development or operation of the building, in accordance with the Planning Act, and have to be, amongst others, reasonable, relevant and enforceable. Where conditions are breached, as with any breach of control, the Council has to decide whether to use its discretionary powers to enforce against this.
2. I understand your second comment to be about enforcing against those occupied houses in the situation that the 2019 application is not approved. If that were to be the case, the Council would need to consider what action was proportionate to the breach of control and its impact.
3. Regarding the s106 payments, the required payments have been made to the Borough Council.
4. As the payments have been made, no action is necessary.
5. Regarding changes to the s106 agreement, and a 'withdrawn document', I am not clear which document you are referring to. If you can provide details of this, then I will be happy to comment if I am able. Regarding insolvency and interest, these are covered within the provisions of s106 agreements.
6. Any changes to the s106 agreements, for example to reflect the differences between the 2012 and 2019 schemes, are reported to Committee and will be subject to usual checks and

compliance with Committee decisions.

7. The occupied homes are eligible for Council Tax, and I am aware that notices requiring payment of this have been sent.

I trust that this has answered your queries.

With regards to your previous queries raised in your e-mail dated the 21st of August, regarding boundary fencing, I have asked enforcement colleagues to update you.

With regards to your query regarding occupation dated the 20th of August, my email dated the 7th of September applies.

Regards

Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability

01604 838921

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton,
NN1 1DE | 0300 330 7000

From: [REDACTED]
Sent: 08 September 2020 12:19
To: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED]
<HWeston@northampton.gov.uk>; [REDACTED] jwilloughby@northampton.gov.uk>;
Marion Goodman <mgoodman@northampton.gov.uk>
Cc: Phil Larratt (Cllr) <cllr.plarratt@northampton.gov.uk>; Julie Davenport (Cllr)
<cllr.jdavenport@northampton.gov.uk>; Graham [REDACTED]; Emma
Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Subject: RE: Lancaster Way

Hi Pete!

Our frustration is entirely caused by you, so I've no idea what you think you're sharing.

Anyway, I'd really like answers to those other questions I sent you.

Here's some more:

- Will the council continue to insist on seemingly significant planning conditions that it has no intention of ever enforcing?
- Should planning permission not be granted (hilarious idea, I know), what action would NBC be able to take now that you have given them permission to occupy houses that do not have planning permission?
- By you allowing occupation, the current s106 agreement is in play and significant payments should have been made to NBC and NCC. Have they been made?
- What action is NBC taking to ensure these payments are made, if not enforcing this legal agreement by stopping occupancy of the development site?

- If the changes to the s106 agreement (as suggested by the now withdrawn document) were to go ahead, these payments would not need to be made until later, allowing the developer to avoid the addition of interest, and risk the developer becoming insolvent in the meantime. On what grounds is this good for NBC?
- Will NBC continue to allow changes to the s106 agreement to allow a friend of the leader of the council to avoid these payments indefinitely, or is this it?
- Are they paying council tax on the site? Or avoiding this with your blessing too?

I'm serious about wanting answers.

From: Peter Baguley

Sent: 07 September 2020 16:21

To: [REDACTED] H [REDACTED] Weston; J [REDACTED] Willoughby

Cc: Phil Larratt (Cllr); Julie Davenport (Cllr); Graham; Emma Roberts (Cllr)

Subject: RE: Lancaster Way

Dear [REDACTED]

Thank you for your comments on the recent occupation of the above site. The Council has noted the occupations, and undertaken a review of the legal position of the site. The majority of conditions are now discharged, and the few elements of these which are outstanding do not represent serious breaches of control that in the Council's opinion, would cause unacceptable harm. It is also noted that the revised 2019 scheme (ref N/2019/1277) was approved in principle at the Planning Committee meeting on the 28th of July 2020, and that this scheme includes acceptable details in relation to the outstanding issues.

I note your comments about the absence of boundary fences however and have asked enforcement colleagues to investigate this.

On that basis, whilst the Council understands, and shares residents frustration at the lack of regard to due process demonstrated during the life of this development, at this point in time it would not be rational or in the public interest to take enforcement action when the development is so close to being regularised. However, it should be noted that the approval in principle of the 2019 scheme, agreed on 28th July this year, was done so on the basis that if the required s106 agreement is not agreed within 3 months of the Committee meeting, the application can be refused under delegated authority, on the grounds that necessary mitigation measures have not been secured in order to make the proposal acceptable.

I trust that this answers your query.

Regards

Peter

Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability

01604 838921

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton,
NN1 1DE | 0300 330 7000

From: [REDACTED]
Sent: 21 August 2020 18:19
To: [REDACTED] <HWeston@northampton.gov.uk>; Peter Baguley
<PBaguley@northampton.gov.uk>; [REDACTED] <jwilloughby@northampton.gov.uk>
Cc: Phil Larratt (Cllr) <cllr.plarratt@northampton.gov.uk>; Julie Davenport (Cllr)
<cllr.jdavenport@northampton.gov.uk>; Graham [REDACTED] Emma
Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Subject: RE: Lancaster Way

Good evening,

As I warned you, people have moved into a number of houses across the unfinished development today.

This is not just around the entrance, but as far as plot 32, which is perched several metres higher than the existing area with no boundary fence to stop their cars plummeting several meters down onto Blisworth Close.

The boundary fences were also a requirement of occupation.

If you could give me some indication, any indication, that you are actually doing something, it would be very helpful.

[REDACTED]

From: [REDACTED]
Sent: 20 August 2020 23:04
To: H [REDACTED] Weston; Peter Baguley; J [REDACTED] Willoughby
Cc: Phil Larratt (Cllr); Julie Davenport Cllr; Graham
Subject: Lancaster Way

Good morning,

During an argument about work on the site off Lancaster Way continuing into the evening on Thursday, the owner of a neighbouring property was informed by the site manager that there would be people moving into the houses tomorrow (Friday 20th August).

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From: [REDACTED]
To: [Julie Davenport \(Cllr\)](#)
Subject: Re: FW: Lancaster Way... deeds Towcester Road...
Date: 17 September 2020 18:12:58

Yes, so did I... [REDACTED] said they had on the 7th and that they usually respond within 10 days, I was hoping for a reply soon! Oh well.. have to give them a bit longer I suppose.

Many thanks

On 17 Sep 2020 17:29, "Julie Davenport (Cllr)" <cllr.jdavenport@northampton.gov.uk> wrote:

Please see below, I thought they had already gone to the legal team

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: Highways <Highways@northamptonshire.gov.uk<mailto:Highways@northamptonshire.gov.uk>>>
Date: Thursday, 17 Sep 2020, 2:57 pm
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>>
Cc: [REDACTED] <ALeighton@kierwsp.co.uk<mailto:ALeighton@kierwsp.co.uk>>>
>>
Subject: FW: Lancaster Way... deeds Towcester Road...

Dear Cllr Julie Davenport

Following on from [REDACTED] response we have now sent this onto our legal team as they are asking for legal advice, just to keep you up to speed with this enquiry.

Kind regards,

[REDACTED]
Administrator
Highways, Transport & Infrastructure
Northamptonshire County Council
One Angel Square, Angel Street, Northampton NN1 1ED

From: [REDACTED]
Sent: 07 September 2020 10:34
To: Julie Davenport (Cllr) (<cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>>)
Subject: FW: Lancaster Way... deeds Towcester Road...

Good Morning Julie

I have been in contact with our land Searches Team who have advised that some of the properties show their registered title to include the service road, others don't - it's about 50% either way.

Some of the properties have original 1940s/50's conveyance documents available online via Land Registry and they show the service road as having been transferred as part of the property but it then says that maintenance would be the responsibility of the vendor (ie the developer) and then his successors in title (which could be taken as being the homeowners) until such time as it's taken on by the local authority. This road has appeared on NCC Highway Registers since at least 1966, maybe earlier, so we would argue that this has happened and the road is now the responsibility of the local authority.

This doesn't mean it can't still be shown on title plans etc, it would just mean that ownership in that area would be of the subsoil effectively now.

The property in question this time does not have their original conveyance available electronically but a nearby property has (as have others I've downloaded in the past) and it is attached for reference with the crucial section highlighted.

Hope this is helpful

Kind regards

[REDACTED]

-----Original Message-----

From: Julie Davenport (Cllr) [mailto:cllr.jdavenport@northampton.gov.uk]

Sent: 04 September 2020 07:02

To: [REDACTED]

Subject: FW: Lancaster Way... deeds Towcester Road...

Please could you advise me who is making the decisions to questions posed in that site visit as I would like to meet with them.

Kind regards

Julie

Sent with BlackBerry Work

(www.blackberry.com<<http://www.blackberry.com>>)

From: [REDACTED]

Date: Monday, 31 Aug 2020, 3:49 pm

To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk<<mailto:cllr.jdavenport@northampton.gov.uk><[%3cmailto:cllr.jdavenport@northampton.gov.uk">mailto:cllr.jdavenport@northampton.gov.uk">%3cmailto:cllr.jdavenport@northampton.gov.uk](mailto:cllr.jdavenport@northampton.gov.uk)>>>>>>

Subject: Re: Lancaster Way... deeds Towcester Road...

Hi Julie

I also wish this service road had signage showing that it is a private road for access only, but that might be a wish too far!

On Mon, 31 Aug 2020, 13:33

I'll see if I can find copy of the deed and forward it to you.

On Mon, 31 Aug 2020, 13:24 Julie Davenport (Cllr), <cllr.jdavenport@northampton.gov.uk<<mailto:cllr.jdavenport@northampton.gov.uk><<mailto:cllr.jdavenport@northampton.gov.uk>%3c<mailto:cllr.jdavenport@northampton.gov.uk>>>>>>>
wrote:

Hi

Yes they are and I was going to contact you. They say that the service road is a public highway!?! Makes you wonder why they haven't resurfaced it then. Could you forward a copy of deeds please where it shows it is owned by the homeowners please.

As for the the road narrowing they say that it was the plan submitted and was passed by Planning. I will get that checked out by someone.

I was not happy about any of the responses I got that day from him. He agreed with everything on the day but then changed his mind when he got back to the office. I have told him my thoughts on that!!

Kind regards

Julie

Sent with BlackBerry Work

(www.blackberry.com<<http://www.blackberry.com><<http://www.blackberry.com>%3c<http://www.blackberry.com>>>)

From: 

Date: Monday, 31 Aug 2020, 1:17 pm

To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk<<mailto:cllr.jdavenport@northampton.gov.uk><<mailto:cllr.jdavenport@northampton.gov.uk>%3c<mailto:cllr.jdavenport@northampton.gov.uk>>>>

Subject: Re: FW: Lancaster Way

Many thanks and best wishes

Hi

Kind regards

Sent with BlackBerry Work

From: [REDACTED]@kierwsp.co.uk<
mailto:[REDACTED]@kierwsp.co.uk<mailto:[REDACTED]@kierwsp.co.uk%3cmailto:[REDACTED]@kierwsp.co.uk>><mailto:[REDACTED]@kierwsp.co.uk<mailto:[REDACTED]@kierwsp.co.uk<mailto:[REDACTED]@kierwsp.co.uk%3cmailto:[REDACTED]@kierwsp.co.uk>>><
mailto:[REDACTED]@kierwsp.co.uk<mailto:[REDACTED]@kierwsp.co.uk<mailto:[REDACTED]@kierwsp.co.uk%3cmailto:[REDACTED]@kierwsp.co.uk>>>

<mailto:[REDACTED]@kierwsp.co.uk<mailto:[REDACTED]@kierwsp.co.uk<mailto:[REDACTED]
[REDACTED]@kierwsp.co.uk%3cmailto:[REDACTED]@kierwsp.co.uk>>>>>

Date: Thursday, 06 Aug 2020, 6:46 am

To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk%3cmailto:cllr.jdavenport@northampton.gov.uk>>>
<mailto:cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk%3cmailto:cllr.jdavenport@northampton.gov.uk>>><mailto:c
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Subject: RE: Lancaster Way

Good Morning Julie

I have tried to contact [REDACTED] however he is on leave this week. His cover is not aware of all details of this site. I am on leave later today so apologies for delay I will get back to you on these issues by 18th August.

Sorry for delay

Kind regards

[REDACTED]

-----Original Message-----

From: Julie Davenport (Cllr) [mailto:cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk><mailto:cllr.jdavenport@northampton.gov.uk%3cmailto:cllr.jdavenport@northampton.gov.uk%3e%3cmailto:cllr.jdavenport@northampton.gov.uk%3e%3e>]

Sent: 05 August 2020 21:51

To: Leighton, A [REDACTED]

Subject: Lancaster Way

Hi A [REDACTED]

Have you spoken to [REDACTED] about the above area where we had a site visit. The residents would like to know when the lines on their service road will be taken out and the sign showing their road to be an alternative route.

The narrowing of road traffic, halving the road for double the amount of traffic is also an issue so would like to know what will happen there please..

Also, any news on Gloucester Crescent?

Thank you!

Julie

Sent with BlackBerry Work

(www.blackberry.com<<http://www.blackberry.com>><<http://www.blackberry.com>>
<<http://www.blackberry.com><<http://www.blackberry.com>%3chttp://www.
[blackberry.com](http://www.blackberry.com)%3e%3chttp://www.blackberry.com%3e%3chttp://www.
[blackberry.com](http://www.blackberry.com)>>)

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From: [Craig Forsyth](#)
To: [Peter Baguley](#)
Subject: RE: Signage - Use of NBC logo - Wilsons Walk, off Lancaster Way, Northampton development
Date: 17 September 2020 12:37:12

Thanks Peter.

Craig Forsyth | Marketing and Communications Manager

01604 837306



Northampton Borough Council | The Guildhall St Giles Square, Northampton NN1 1DE |
0300 330 7000

From: Peter Baguley <PBaguley@northampton.gov.uk>
Sent: 17 September 2020 12:32
To: Craig Forsyth <cforsyth@northampton.gov.uk>
Subject: RE: Signage - Use of NBC logo - Wilsons Walk, off Lancaster Way, Northampton development

Sorry Craig working down my e-mails instead of up!
I think it wouldn't be very clever to put our logo anywhere near this site...
Peter

Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability

01604 838921

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton,
NN1 1DE | 0300 330 7000

From: Craig Forsyth <cforsyth@northampton.gov.uk>
Sent: 17 September 2020 11:33
To: Peter Baguley <PBaguley@northampton.gov.uk>
Subject: FW: Signage - Use of NBC logo - Wilsons Walk, off Lancaster Way, Northampton development

Hi Peter, please see below. In my opinion, given our prior experience of this developer in particular, absolutely not.

I'm inclined to push back and ask how this development is in partnership with the council, anything I should know?

Many thanks,

Craig Forsyth | Marketing and Communications Manager

01604 837306
[REDACTED]

Northampton Borough Council | The Guildhall St Giles Square, Northampton NN1 1DE
| [0300 330 7000](tel:03003307000)

From: [REDACTED]@Stonewater.org>

Date: Thursday, 17 Sep 2020, 11:27 am

To: [REDACTED]Nuth@northampton.gov.uk>, communications

<communications@northampton.gov.uk>

Subject: Signage - Use of NBC logo - Wilsons Walk, off Lancaster Way, Northampton development

Good Morning,

I write in relation to the above new build development, of which Stonewater Ltd has secured the Shared Ownership units on.

I am arranging to install a sign board (example attached) at this site, developed by Barry Howard Homes. I am seeking consent to add Northampton Borough Council's logo to the section - "Working in partnership with" and if I can also have a High Res image of your logo in JPEG or PNG format to be used if agreed.

Please point in the right direction if this is to be dealt with by a different department.

Thanking you in advance.

Kind Regards

[REDACTED]

[REDACTED]

Development Officer

[Stonewater](#)

Mob: [REDACTED]

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From: [Peter Baguley](#)
To: [Phil Harris](#)
Cc: J [REDACTED]; [Craig Forsyth](#)
Subject: RE: Signage - Use of NBC logo - Wilsons Walk, off Lancaster Way
Date: 17 September 2020 13:24:22

Absolutely.
Peter

Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability
01604 838921

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton,
NN1 1DE | 0300 330 7000

From: Phil Harris <PHarris@northampton.gov.uk>
Sent: 17 September 2020 13:24
To: Peter Baguley <PBaguley@northampton.gov.uk>
Cc: J [REDACTED] <JNuth@northampton.gov.uk>; Craig Forsyth <cforsyth@northampton.gov.uk>
Subject: Signage - Use of NBC logo - Wilsons Walk, off Lancaster Way

Hi Peter

Given our previous discussions about the conduct of Barry Howard, I think we should decline Stonewater's offer to include the NBC logo on its signage. Are you happy for me to do this?

Regards

Phil Harris | Director of Housing and Wellbeing
07585 880609

Housing and Wellbeing | Northampton Borough Council | The Guildhall | St Giles Square |
Northampton NN1 1DE | 0300 330 7000

From: J [REDACTED] <JNuth@northampton.gov.uk>
Sent: 17 September 2020 12:58
To: Craig Forsyth <cforsyth@northampton.gov.uk>
Cc: Phil Harris <PHarris@northampton.gov.uk>
Subject: RE: Thank you - Signage - Use of NBC logo - Wilsons Walk, off Lancaster Way, Northampton development

Dear Craig,

Thanks, your offer is appreciated.

I'll leave it to you Phil and Peter.

Best regards,

[REDACTED]

Housing Strategy Officer

Northampton Borough Council

Direct Line: 01604 838 687

Extension: 8687

Email: jnuth@northampton.gov.uk

Location: The Guildhall, St Giles Square, Northampton, NN1 1DE

From: Craig Forsyth <cforsyth@northampton.gov.uk>

Sent: 17 September 2020 12:42

To: [REDACTED] jnuth@northampton.gov.uk

Subject: RE: Thank you - Signage - Use of NBC logo - Wilsons Walk, off Lancaster Way, Northampton development

Hi [REDACTED] please see the attached. Happy to talk this through with you if necessary.

Craig Forsyth | Marketing and Communications Manager

01604 837306

[REDACTED]

Northampton Borough Council | The Guildhall St Giles Square, Northampton NN1 1DE |
0300 330 7000

From: [REDACTED] jnuth@northampton.gov.uk

Sent: 17 September 2020 12:39

To: [REDACTED] @Stonewater.org; communications
<communications@northampton.gov.uk>; Phil Harris <PHarris@northampton.gov.uk>

Subject: RE: Thank you - Signage - Use of NBC logo - Wilsons Walk, off Lancaster Way, Northampton development

Dear [REDACTED]

Excellent, thank you. Yes that's extremely helpful. One of us will get back to you as soon as possible.

Best regards,

[REDACTED]

Housing Strategy Officer

Northampton Borough Council

Direct Line: 01604 838 687

Extension: 8687

Email: Jnuth@northampton.gov.uk

Location: The Guildhall, St Giles Square, Northampton, NN1 1DE

From: [REDACTED]@Stonewater.org>

Sent: 17 September 2020 12:24

To: Janice Nuth <JNuth@northampton.gov.uk>; communications

<communications@northampton.gov.uk>; Phil Harris <PHarris@northampton.gov.uk>

Subject: RE: Signage - Use of NBC logo - Wilsons Walk, off Lancaster Way, Northampton development

Good Afternoon,

Thank you for coming back to me, much appreciated. I shall await hearing from either yourself or Phil Harris regarding the logo.

In terms of marketing, I believe our sales team have been marketing the Shared Ownership plots (of which there are 18 in total) for a period of time, as coming soon and have this week released the pricing and are pursuing interest as we speak. The sign board will only be required for the duration of the time it takes for us to sell the Shared Ownership plots, which are being handed over in different phases. Approximate time period for the sign to be in situ will be 8-12 months I would presume, but this is dependent on the interest levels and market conditions.

I trust this assists with your queries, raised below.

Thanking you in advance.

Kind Regards

[REDACTED]

[REDACTED]

Development Officer

Stonewater

Mob: [REDACTED]

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From: [REDACTED]
To: Julie Davenport (Cllr)
Subject: RE: Lancaster Way roundabout
Date: 18 September 2020 01:37:43

Sorry to hear that, Julie.
This isn't going to help.

They're confusing several problems into one which isn't helpful.

Lets be generous and assume they're also looking in the wrong application file – there are so many and they overlap – Highways were still responding to the old application just last month.

Here is the chain of events as far as I know.

1. Lancaster Way was always one lane in and one lane out. There was no turning lane for the Towcester Road service road access.
There was occasionally a build-up of cars in the morning due to traffic on the Towcester Road dominating the Towcester Road roundabout.
In the winter Lancaster Way is very slippery on the slope towards the Towcester Road roundabout.
2. The application for a housing development was made, and the then head of NCC Highways worked with the applicant, who he happened to know socially, to design a roundabout to access land nearby.
<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lancaster%20way#DOC?DocNo=7932970>
NCC Highways would later tell residents that they didn't know why it was a roundabout, but that was all that had been submitted.
3. Various changes and applications for the development have been made over the years, but the junction design remained the same. A new roundabout, and Lancaster Way would be widened to accommodate a new lane extending the full length between the two roundabouts.
<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lancaster%20way#DOC?DocNo=7148267>
4. Local residents suggested a T-junction would be more in keeping with a residential area, be safer for pedestrians, and take up far less room. An example is attached.
5. At some point two alternative junctions were submitted for consideration by the applicant, but the roundabout continued to be on the plan.
<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lancaster%20way#DOC?DocNo=7086442>
<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lancaster%20way#DOC?DocNo=7086443>
6. The last traffic assessment for the development and junction changes were based on the submitted design and discuss the additional lane in sections 7.2.3 and 7.3.2
<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lancaster%20way#DOC?DocNo=5264102>
An additional projection of figures was requested, and submitted.
<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lancaster%20way#DOC?DocNo=5413712>
This shows the Towcester Road roundabout will be over capacity for 2031, and was not addressed by this application.
There has been no traffic predictions submitted showing only one lane joining Towcester Road, or a turning lane to the service road (the current design) would be suitable.
7. Planning permission was granted with the following condition:
*18 No development shall take place until full engineering, drainage and constructional details of the highway improvement works currently shown indicatively on plan/s ref. 5312:SP02 (these works being to create a **mini roundabout** junction on Lancaster way as access into the development) have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.*
<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lancaster%20way#DOC?DocNo=6337037>
There was no plan for a mini-roundabout at this stage, but the plan seen so far was apparently only indicative.
8. NCC Highways informed local residents and councillor in a meeting that the roundabout on the plan was, and would be, a mini-roundabout.
9. The following detailed plan then emerged, was eventually accepted by NCC Highways, and the condition discharged. There was no public consultation on this plan.
<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lancaster%20way#DOC?DocNo=8599537>
10. An s73 application was submitted in 2019 to alter the development layout, but the junction design remained the same – ie the new detailed plan. The public were told by the LPA that comments on the junction design would not be relevant as it was the same design as agreed by NCC Highways in the previous application.
This s73 application does not yet have planning permission, despite construction began almost two years ago (before the detailed plan was agreed by NCC Highways), and new houses being now occupied with the permission of the LPA (they are not willing to take action to prevent it).
NCC Highways appear to still have an objection to this s73 application.

That the new roundabout has Highways approval or planning permission is not the issue. How this design came to be permitted is.

In particular, what evidence is there that it won't result in a build up of traffic? There are not two lanes joining the Towcester Road, there is one, as there has always been. No additional capacity has been added.

Equally, where is the surface water run-off data for this new junction? The NCC Highways policy is for no additional water to enter the existing system from new junctions. There is nothing in the Planning files covering this.

And related, why are NCC not objecting to the application for a substation, or the proposed landscaping for the development (including the planting of new trees), over the easement they've just negotiated for this junction?

That's a lot to take in.

You can see how easy it is for them to get lost in it all, but that's their job!

From: Julie Davenport (Cllr)
Sent: 17 September 2020 18:10
To: [REDACTED]
Subject: RE: Lancaster Way roundabout

Aww, thanks [REDACTED] My heads not right, I've had a mini stroke and can't get my brain in gear at the moment.

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]
Date: Thursday, 17 Sep 2020, 5:48 pm
To: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk<mailto:cldr.jdavenport@northampton.gov.uk>>
Subject: RE: Lancaster Way roundabout

[REDACTED] not having any knowledge of something clearly isn't evidence that such a thing doesn't exist.

There are two alternative T-junction designs in the planning files submitted by Barry last year.
Both would have been technically unsuitable because of the proximity of the junction to the Towcester Road service road. I assumed they'd had discussions with Highways and rejected the idea quickly. Certainly nothing more was heard about them.

We suggested and drew up a different design multiple times (which would, we think, have been technically acceptable), but no one will look at it because they only look at what the applicant submits.

Let me go over what they say in these emails, and I'll dig out the files.

From: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk>
Sent: 17 September 2020 17:30
To: [REDACTED]
Subject: FW: Lancaster Way roundabout

Can you help me?

Sent with BlackBerry Work
(www.blackberry.com<<http://www.blackberry.com>>)

From: [REDACTED] KCook@northamptonshire.gov.uk<mailto:KCook@northamptonshire.gov.uk>>
Date: Thursday, 17 Sep 2020, 2:35 pm
To: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk<mailto:cldr.jdavenport@northampton.gov.uk>>
Cc: [REDACTED] CBond@northamptonshire.gov.uk<mailto:CBond@northamptonshire.gov.uk>>, [REDACTED]
<RBoulton@northamptonshire.gov.uk<mailto:RBoulton@northamptonshire.gov.uk>>, [REDACTED]
<ALeighton@kierwsp.co.uk<mailto:ALeighton@kierwsp.co.uk>>
Subject: Lancaster Way roundabout

Julie

I understand the issue you wish to understand better is the concern that the site access, may have had an alternative access proposal for a right turn ghost island junction rather than the roundabout constructed.
However I have clarified this matter with my planning liaison colleague who was involved with the planning application (N/2012/0909).

I can confirm that the roundabout access has been the intention from the outset. The layout from transport assessment – dated August 2012 and submitted to the planning authority on 11th February 2013 (attached) shows the roundabout access. Also attached is the planning permission which includes condition 18 below
[cid:image006.png@01D68CFF.AA0E2090]

There is no formal submission of any right turn junction variation. I don't have any information on any informal discussions about a variation to the approved roundabout access.

Therefore, they have constructed what they have planning approval for and technical approval for as part of the S278 agreement.

I hope this has clarified the issue and if you have any further questions, please let me know.

[REDACTED]
Principal Engineer – Development Management
Development Management
Northamptonshire Highways
One Angel Square
Angel Street
Northampton
NN1 1ED
M:

Email: kcook@northamptonshire.gov.uk<mailto:cbond@northamptonshire.gov.uk>

Web:

www.northamptonshire.gov.uk<<http://www.northamptonshire.gov.uk><<http://www.northamptonshire.gov.uk>%3chttp://www.northamptonshire.gov.uk/>>

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From: [REDACTED] Conway@northamptonshire.gov.uk>

Sent: 17 September 2020 09:23

To: [REDACTED] <RBoulton@northamptonshire.gov.uk>; [REDACTED] <KCook@northamptonshire.gov.uk>

Cc: [REDACTED] <CBond@northamptonshire.gov.uk>; [REDACTED] <ALeighton@kierwsp.co.uk>; [REDACTED] <VChilver@northamptonshire.gov.uk>

Subject: RE: Lancaster Way new road markings

[REDACTED]

After digging through the planning portal for the original and revised application, I can confirm that the roundabout has been the intention from the outset. I cannot find any formal submission of a right turn junction variation. Therefore, they have constructed what they have planning approval for and technical approval for. Whether it has been constructed to spec, I cannot say.

In terms of the decision for them not to pursue a variation for a right turn, I don't have that information. I can chase this up with the planning officer H [REDACTED] Weston to see if she has any information if that would be of assistance.

For reference I have attached copies of a series of plans throughout the planning application that that show the roundabout on the layout plans and their condition 18 submission for the roundabout.

Planning Application N/2012/0909:

Layout from transport assessment – date of TA, August 2012. Submitted on 11th February 2013

Planning Application N/2019/1277 Variation of Condition 2 of Planning Permission N/2012/0909:

352A08_101 Proposed Site Layout - Date on drawing, November 2019 (submitted 28th May 2020)

Superseded Condition 18 roundabout layout – date on drawing, October 18 (submitted 24th June 2020)

Condition 18 roundabout layout – date on drawing, October 18 (submitted 17th July 2020)

I hope this has clarified the issue and if you have any further questions, please let me know.

Kind regards

[REDACTED]
Development Management Engineer (Northampton)
Northamptonshire Highways
NCC

From: [REDACTED] <RBoulton@northamptonshire.gov.uk<mailto:RBoulton@northamptonshire.gov.uk>>

Sent: 16 September 2020 09:52

To: [REDACTED] <JConway@northamptonshire.gov.uk<mailto:JConway@northamptonshire.gov.uk>>; [REDACTED]

<KCook@northamptonshire.gov.uk<mailto:KCook@northamptonshire.gov.uk>>

Cc: [REDACTED] <CBond@northamptonshire.gov.uk<mailto:CBond@northamptonshire.gov.uk>>; [REDACTED]

<ALeighton@kierwsp.co.uk<mailto:ALeighton@kierwsp.co.uk>>; [REDACTED]

<VChilver@northamptonshire.gov.uk<mailto:VChilver@northamptonshire.gov.uk>>

Subject: RE: Lancaster Way new road markings

Thanks [REDACTED] this is helpful. However, the question still in my mind is what was actually granted planning permission – we need to check this because this is important in completing the explanation and responding to the councillor. It is helpful that we would have been happy with either outcome in terms of technical approvals but if the final decision has been made on the roundabout option by the planning authority we need to make this clear.

Regards [REDACTED]

From: [REDACTED] <JConway@northamptonshire.gov.uk<mailto:JConway@northamptonshire.gov.uk>>

Sent: 15 September 2020 18:13

To: [REDACTED] <RBoulton@northamptonshire.gov.uk<mailto:RBoulton@northamptonshire.gov.uk>>; [REDACTED]

<KCook@northamptonshire.gov.uk<mailto:KCook@northamptonshire.gov.uk>>

Cc: [REDACTED] <CBond@northamptonshire.gov.uk<mailto:CBond@northamptonshire.gov.uk>>; [REDACTED]

<ALeighton@kierwsp.co.uk<mailto:ALeighton@kierwsp.co.uk>>; [REDACTED]

<VChilver@northamptonshire.gov.uk<mailto:VChilver@northamptonshire.gov.uk>>

Subject: RE: Lancaster Way new road markings

All,

The original application included the roundabout access to the new development. However, sometime after the approval, Councillor Davenport and a number of

residents were complaining about it being a roundabout and not a right turn. We accepted that should the developer come forward with a variation of the access to a right turn and it was technically approved, we would not object to this.

I guess the developer also wanted to look into a right turn lane and I think we had both forms of junction in for technical approval at one point. In the end they went with the roundabout after all, which is what they originally had permission for.

I hope this has clarified some of the history of the application.

Kind regards,

[REDACTED]
Development Management Engineer (Northampton)
Northamptonshire Highways
NCC

From: [REDACTED] <RBoulton@northamptonshire.gov.ukmailto:RBoulton@northamptonshire.gov.uk>>
Sent: 15 September 2020 17:27
To: [REDACTED] <KCook@northamptonshire.gov.ukmailto:KCook@northamptonshire.gov.uk>>
Cc: [REDACTED] <CBond@northamptonshire.gov.ukmailto:CBond@northamptonshire.gov.uk>>; [REDACTED] <ALeighton@kierwsp.co.ukmailto:ALeighton@kierwsp.co.uk>>; [REDACTED] <JConway@northamptonshire.gov.ukmailto:JConway@northamptonshire.gov.uk>>
Subject: RE: Lancaster Way new road markings

Thanks [REDACTED]

Once you get a response from Jason can you please provide a further response to the councillor explaining the turn of events. Could you please copy me into the response.

Many thanks [REDACTED]

From: [REDACTED] <KCook@northamptonshire.gov.ukmailto:KCook@northamptonshire.gov.uk>>
Sent: 15 September 2020 17:15
To: [REDACTED] <RBoulton@northamptonshire.gov.ukmailto:RBoulton@northamptonshire.gov.uk>>
Cc: [REDACTED] <CBond@northamptonshire.gov.ukmailto:CBond@northamptonshire.gov.uk>>; [REDACTED] <ALeighton@kierwsp.co.ukmailto:ALeighton@kierwsp.co.uk>>; [REDACTED] <JConway@northamptonshire.gov.ukmailto:JConway@northamptonshire.gov.uk>>
Subject: RE: Lancaster Way new road markings

[REDACTED]
It is very confusing. However in discussion with [REDACTED] who has met with the councillor, the issue is that I believe originally, the design for the access to the new estate was by a right turn ghost island junction. This was changed during the planning process to a roundabout. I don't have any information as to why this was the case. I have only dealt with the S278 application for a roundabout access. Rob Sim Jones dealt with the planning application but has now left due to ill health. I believe [REDACTED] was involved with the planning application as well, and I have asked him to provide comments earlier today.

[REDACTED]
[REDACTED] BE (Civil) CEng MICE
Principal Engineer – Development Management
Development Management
Northamptonshire Highways
One Angel Square
Angel Street
Northampton
NN1 1ED

M:
Email: kcook@northamptonshire.gov.ukmailto:cbond@northamptonshire.gov.uk>
Web:
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From: [REDACTED] <RBoulton@northamptonshire.gov.ukmailto:RBoulton@northamptonshire.gov.uk>>
Sent: 15 September 2020 16:57
To: [REDACTED] <KCook@northamptonshire.gov.ukmailto:KCook@northamptonshire.gov.uk>>
Cc: [REDACTED] <CBond@northamptonshire.gov.ukmailto:CBond@northamptonshire.gov.uk>>
Subject: FW: Lancaster Way new road markings

Hi [REDACTED] – can we please get a resolution to this one asap, as you will see it has now been sent to the Chief Executive.

I am slightly lost in understanding what the issue is. Are you saying that Lancaster Road splits into 2 lanes as it approaches the roundabout and hence there is

now a right turn lane? Is this what the councillor is challenging because she is saying that there was 2 lanes that have now been reduced to one and that the right hand turn lane only serves the small housing development, which I take to mean the old Towcester Road?

Thanks Roy.

From: [REDACTED] <GKane@northamptonshire.gov.uk<mailto:GKane@northamptonshire.gov.uk>>
Sent: 15 September 2020 10:33
To: [REDACTED] <RBoulton@northamptonshire.gov.uk<mailto:RBoulton@northamptonshire.gov.uk>>
Subject: FW: Lancaster Way new road markings

[REDACTED]

Is this one you can help me with please? It seems like there is an on-going difference of opinion that should be fairly easy to resolve one way or the other.

Thanks,

[REDACTED]

Executive Director – Strategic Delivery and Transformation
01604 364965

From: [REDACTED] <TGrant@northamptonshire.gov.uk<mailto:TGrant@northamptonshire.gov.uk>>
Sent: 15 September 2020 10:14
To: [REDACTED] <GKane@northamptonshire.gov.uk<mailto:GKane@northamptonshire.gov.uk>>
Subject: FW: Lancaster Way new road markings

[REDACTED]

Assistant Chief Executive

Northamptonshire County Council | One Angel Square | Angel Street | Northampton | NN1 1ED | Tel: 01604 362819 | 07584615039 |
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[cid:image001.png@01D531AA.E9030BF0]

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From: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>
Date: Tuesday, 15 Sep 2020, 9:39 am
To: [REDACTED] <KCook@northamptonshire.gov.uk<mailto:KCook@northamptonshire.gov.uk>>
Cc: [REDACTED] <ALeighton@kierwsp.co.uk<mailto:ALeighton@kierwsp.co.uk>>, [REDACTED] <CBond@northamptonshire.gov.uk<mailto:CBond@northamptonshire.gov.uk>>, [REDACTED] <CClark@kierwsp.co.uk<mailto:CClark@kierwsp.co.uk>>
Subject: RE: Lancaster Way new road markings

I don't believe this. That right turn goes into a service road for about 20 houses. It is with the legal team at the moment. Please do go out and have a look. It is not an additional entry onto the Towcester road.

Sent with BlackBerry Work
(www.blackberry.com<<http://www.blackberry.com><<http://www.blackberry.com><<http://www.blackberry.com>>>>)

From: [REDACTED] <KCook@northamptonshire.gov.uk<mailto:KCook@northamptonshire.gov.uk>>
Date: Tuesday, 15 Sep 2020, 8:51 am
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>
Cc: [REDACTED] <ALeighton@kierwsp.co.uk<mailto:ALeighton@kierwsp.co.uk>>, [REDACTED] <CBond@northamptonshire.gov.uk<mailto:CBond@northamptonshire.gov.uk>>, [REDACTED] <CClark@kierwsp.co.uk<mailto:CClark@kierwsp.co.uk>>
Subject: RE: Lancaster Way new road markings

Julie

Thanks for your email. I have been send a photo which shows the new road layout. I assume you refer to the approach to the roundabout being one lane, as the splitter island at the junction has been not changed (2 lanes provided at the give way line provided by the bellmouth).

However I am still confused as the old road layout was also only one lane on the approach as shown below. The new layout has Lancaster Way widened to provide a right turn lane and provides a one lane approach widening to 2 lanes at the junction as previously.

[cid:image005.jpg@01D68CD4.28868BF0]

[REDACTED]

[REDACTED] BE (Civil) CEng MICE
Principal Engineer – Development Management
Development Management
Northamptonshire Highways
One Angel Square
Angel Street
Northampton
NN1 1ED
M:
Email: kcook@northamptonshire.gov.uk<<mailto:kcook@northamptonshire.gov.uk>><<mailto:cbond@northamptonshire.gov.uk>>
Web:

www.northamptonshire.gov.uk<<http://www.northamptonshire.gov.uk><[<http://www.northamptonshire.gov.uk/](http://www.northamptonshire.gov.uk%3chttp://www.northamptonshire.gov.uk/)>>>

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From: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk<<mailto:cldr.jdavenport@northampton.gov.uk>>>>

Sent: 14 September 2020 13:51

To: [REDACTED] <KCook@northamptonshire.gov.uk<<mailto:KCook@northamptonshire.gov.uk>>>>

Cc: [REDACTED] <ALeighton@kierwsp.co.uk<<mailto:ALeighton@kierwsp.co.uk>>>>; [REDACTED]

<CBond@northamptonshire.gov.uk<<mailto:CBond@northamptonshire.gov.uk>>>>

Subject: RE: Lancaster Way new road markings

Hi [REDACTED]

I can assure you, and a resident has just confirmed it for me, there is only ONE lane joining the Towcester Road roundabout from Lancaster Way. [REDACTED] did attend a site visit. Please can you show me a photograph where there are two lanes, as it was previously, at the roundabout on Towcester a Road. I'm perplexed as to how we see one thing and you see another ?????

I would like the evidence used to determine that this should be the case - one lane reduced from two

Kind regards

Julie

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(www.blackberry.com<<http://www.blackberry.com><[<http://www.blackberry.com/](http://www.blackberry.com%3chttp://www.blackberry.com/)>>>)

From: [REDACTED] <KCook@northamptonshire.gov.uk<<mailto:KCook@northamptonshire.gov.uk>>>>

Date: Monday, 14 Sep 2020, 12:09 pm

To: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk<<mailto:cldr.jdavenport@northampton.gov.uk>>>>

Cc: [REDACTED] <ALeighton@kierwsp.co.uk<<mailto:ALeighton@kierwsp.co.uk>>>>; [REDACTED]

<CBond@northamptonshire.gov.uk<<mailto:CBond@northamptonshire.gov.uk>>>>

Subject: RE: Lancaster Way new road markings

Julie

I have attached the approved plan for the works on Lancaster Way. It shows 2 lanes are retained at the junction with Towcester Road, as existing.

On this basis I am a little perplexed what the issue is.

[REDACTED]

[REDACTED] BE (Civil) CEng MICE

Principal Engineer – Development Management

Development Management

Northamptonshire Highways

One Angel Square

Angel Street

Northampton

NN1 1ED

M:

Email: kcook@northamptonshire.gov.uk<<mailto:kcook@northamptonshire.gov.uk>>> <cbond@northamptonshire.gov.uk>

Web:

www.northamptonshire.gov.uk<<http://www.northamptonshire.gov.uk><[<http://www.northamptonshire.gov.uk/](http://www.northamptonshire.gov.uk%3chttp://www.northamptonshire.gov.uk/)>>>

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From: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk<<mailto:cldr.jdavenport@northampton.gov.uk>>>>

Sent: 13 September 2020 09:59

To: [REDACTED] <KCook@northamptonshire.gov.uk<<mailto:KCook@northamptonshire.gov.uk>>>>

Cc: [REDACTED] <ALeighton@kierwsp.co.uk<<mailto:ALeighton@kierwsp.co.uk>>>>; [REDACTED]

<CBond@northamptonshire.gov.uk<<mailto:CBond@northamptonshire.gov.uk>>>>

Subject: RE: Lancaster Way new road markings

Hi [REDACTED]

Residents wish to know what 'data' or 'evidence' you had that supported changing the road layout from the new roundabout in Lancaster Way to the old roundabout on the Towcester Road. Even though you've widened the road you've narrowed the exit on the Towcester Road meaning only one lane of traffic can now exit Lancaster Way instead of two. Why was this decision made?

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com<<http://www.blackberry.com><<http://www.blackberry.com>%3chttp://www.blackberry.com>>)

From: [REDACTED] KCook@northamptonshire.gov.uk<mailto:KCook@northamptonshire.gov.uk>>
Date: Wednesday, 09 Sep 2020, 5:22 pm
To: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk<mailto:cldr.jdavenport@northampton.gov.uk>>
Cc: [REDACTED] <ALeighton@kierwsp.co.uk<mailto:ALeighton@kierwsp.co.uk>>, [REDACTED] <CBond@northamptonshire.gov.uk<mailto:CBond@northamptonshire.gov.uk>>
Subject: RE: Lancaster Way new road markings

Dear Cllr Davenport

I am involved with the S278 works at Lancaster Way. In order to assist can you please explain what issue you are concerned about?

The new signalised crossing and roundabout have been subject to a technical audit as part of the S278 process.

[REDACTED]
[REDACTED] BE (Civil) CEng MICE
Principal Engineer – Development Management
Development Management
Northamptonshire Highways
One Angel Square
Angel Street
Northampton
NN1 1ED
M:
Email: kcook@northamptonshire.gov.uk<mailto:cbond@northamptonshire.gov.uk>
Web:
www.northamptonshire.gov.uk<<http://www.northamptonshire.gov.uk><<http://www.northamptonshire.gov.uk>%3chttp://www.northamptonshire.gov.uk/>>

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From: [REDACTED] ALeighton@kierwsp.co.uk<mailto:ALeighton@kierwsp.co.uk>>
Sent: 09 September 2020 07:45
To: [REDACTED] KCook@northamptonshire.gov.uk<mailto:KCook@northamptonshire.gov.uk>>
Cc: Julie Davenport (Cllr) (cldr.jdavenport@northampton.gov.uk<mailto:cldr.jdavenport@northampton.gov.uk>)
<cldr.jdavenport@northampton.gov.uk<mailto:cldr.jdavenport@northampton.gov.uk>>
Subject: FW: Lancaster Way new road markings

Thanks [REDACTED]

Its Councillor Julie Davenport and email is cldr.jdavenport@northampton.gov.uk

Cheers

[REDACTED]

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From: H [REDACTED] Weston
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Lancaster Way 2019/1277
Date: 22 September 2020 16:51:20
Attachments: [image001.png](#)

Hi [REDACTED]

Are you able to chase their solicitors for us? We are at a stage where there is pressure to refuse soon because the s106 hasn't been completed.

Thanks

Kind Regards,

[REDACTED] **Principal Planning Officer**

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

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From: [REDACTED]@brownejacobson.com>
Sent: 31 August 2020 00:06
To: [REDACTED]HWeston@northampton.gov.uk>
Cc: [REDACTED]@brownejacobson.com>
Subject: RE: Lancaster Way 2019/1277

Hi H [REDACTED]

Thank you for the update. Yes, agreeable to this approach.
We are still waiting on a response to the first draft. Once they come back on that, we can address putting in the Rent Plus wording.

The only thing they have come back with so far is to provide us with the attached document - which is intended to deal with the outstanding phasing plan which is required in accordance with Schd 2, Part 1, para 3.

I will let you know when we hear anything further.

Kind regards

[REDACTED]
Senior Associate

brownejacobson

t +44 (0)330 045 2784
m [REDACTED]

w <https://www.brownejacobson.com>

Please be aware of the increase in cybercrime and fraud - [find out more about our approach to cyber security and how you can stay safe online](#).

From: [REDACTED] <HWeston@northampton.gov.uk>

Sent: 27 August 2020 15:45

To: [REDACTED] <[REDACTED]@brownejacobson.com>

Cc: [REDACTED] <[REDACTED]@brownejacobson.com>

Subject: RE: Lancaster Way 2019/1277

Good afternoon,

As an update on this one – with regards to the rentplus change – we are of the opinion that it is covered in the committee report for 2019/1277 as it is in the history section. As such we are happy to proceed without taking the application back to committee if you are agreeable to this approach?

I've also been asked to check if you could advise how long you think this will take to complete – my understanding is that we await a response from their side to the first draft?

I'm continuing to chase Housing regarding whether the correct document is referred to.

Kind Regards,

[REDACTED] Principal Planning Officer

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From: [REDACTED] <[REDACTED]@brownejacobson.com>

Sent: 20 August 2020 11:30

To: [REDACTED] <HWeston@northampton.gov.uk>

Cc: [REDACTED] <[REDACTED]@brownejacobson.com>

Subject: RE: Lancaster Way

Hi H [REDACTED]

Thank you for your email below - are you available for a call today to discuss?

Kind regards,



Associate

brownejacobson

t +44 (0)330 045 2371

w <https://www.brownejacobson.com>

Please be aware of the increase in cybercrime and fraud - [find out more about our approach to cyber security and how you can stay safe online](#).

From: [REDACTED] <HWeston@northampton.gov.uk>

Sent: 19 August 2020 17:05

To: [REDACTED] <[REDACTED]@brownejacobson.com>; [REDACTED]

[REDACTED] <[REDACTED]@brownejacobson.com>

Cc: [REDACTED] <[REDACTED]@brownejacobson.com>

Subject: Lancaster Way

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Hello [REDACTED]

Sorry for the delay – quite a few of the questions I’ve had to ask other people about and I haven’t yet got all the answers.

I’ve had an initial run through the attached and provided comments where possible.

The NCC Officer is not available this week but as far as we know the following obligations have been agreed/received from the original s106:

Sch 2. Pt 2.1	Community development contribution	£355,000 provision of community infrastructure including off-site POS (index linked)	20% prior to first occupation (paid 17/06/2020) £25% before first occupation of 36 th dwelling 30% before first occupation of 71 st dwelling 25% before first occupation of 121 st dwelling 5 year clawback
Sch 2 pt 2.2	Construction training	£19,982 Upon implementation pay to NBC	Received 19 April 2019 – 10 year clawback
Sch 2 pt 4	Construction training scheme	Scheme to be submitted	Received 04 April 2019
Sch 6.1	Education – primary	£573,673 primary school in	Pay direct to NCC

		the vicinity of the development (index linked)	50% prior to first occupation of 50 th dwelling 50% prior to first occupation of 100 th dwelling 5 year clawback
4.5	Monitoring fee	£5335 – for the monitoring of the development	I believe this was paid on completion of deed
Sch 2. Pt 2.1	Place making contribution	£28,000 public realm, public art, cultural activities and town/local enhancements (index linked)	20% prior to first occupation (paid 17/06/2020) £25% before first occupation of 36 th dwelling 30% before first occupation of 71 st dwelling 25% before first occupation of 121 st dwelling 5 year clawback
Sch 6.1	Strategic infrastructure contribution	£550,950 – £138,834 Queen Eleanor interchange £144,859 – highway capacity improvements £267,257 hourly evening and Sunday bus service along Towcester Road	To be paid direct to NCC. 20% prior to first occupation (paid 15/06/2020) £25% before first occupation of 36 th dwelling 30% before first occupation of 71 st dwelling 25% before first occupation of 121 st dwelling 5 year clawback
Sch 2 pt 1.1	Notice of commencement		Not sure we had this but we know it has commenced
Update 19/08/2020 – NCC have recently invoiced for the first primary education and strategic infrastructure contribution. I am not certain if this has been paid.			

We have not agreed a registered provider, tenure mix, location of affordable units, public open space works specification, public open space works management, phasing plan.

With regards to mobility standards definition – we don't have this standard anymore. Our new local plan part 2 has this but it hasn't been adopted yet and so we don't have a policy basis for this currently.

With regards to the open space, the management plan the applicant submitted (attached) actually shows quite well the two areas – green is that to be provided, red is the try to provide areas. Do you need a new plan created by us showing this?

For the monitoring fee this would be needed again (a lot of work goes into monitoring this site).

I am happy for the s.73 clause (tying to future variation apps) to be added, it is much easier with those.

I believe the County Council would be

Northamptonshire County Council
One Angel Square
Angel Street
Northampton
NN1 1ED

I also just wanted to make sure of the legal position as to how much we can change the s106 before the application would have to go back to committee again. Committee agreed:

1.1 **APPROVAL IN PRINCIPLE** subject to:

- i) The completion of a Section 106 Legal Agreement to secure planning obligations set out in the report; and
- ii) The Council's monitoring fee subject to the Director of Planning and Sustainability being satisfied the monitoring fee is necessary and of an appropriate scale.

The report says it will be the same as before but with the open space changing. Can we then, legally alter the affordable housing to rentplus when this isn't in the committee report?

Kind Regards,

Principal Planning Officer

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From: R [REDACTED] Bovey
To: H [REDACTED] Weston
Subject: RE: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development
Date: 22 September 2020 16:50:03

Fine by me, it is better to have the control for that area, you know what I mean !

[REDACTED] Development Manager

01604 837237

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NN1 1DE | 0300 330 7000

From: [REDACTED] HWeston@northampton.gov.uk>
Sent: 22 September 2020 16:45
To: [REDACTED] <rbovey@northampton.gov.uk>
Subject: RE: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development

Will do – it's not really to do with building works so I'd say it needs permission as it is to big for a sales board.

I've asked Stonewater to clarify where it is going but I will most likely be going back to say it need advertisement consent.

H [REDACTED]

From: [REDACTED] rbovey@northampton.gov.uk>
Sent: 22 September 2020 09:36
To: [REDACTED] HWeston@northampton.gov.uk>
Subject: FW: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development

H [REDACTED]

Please can you check and get back to Phil Harris about whether advert consent is required. That it that this Wilsons Walk is within Lancaster Way, you can check with [REDACTED] Thanks.

[REDACTED] Development Manager

01604 837237

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NN1 1DE | 0300 330 7000

From: [REDACTED] PEverard@northampton.gov.uk>
Sent: 22 September 2020 08:26
To: [REDACTED] rbovey@northampton.gov.uk>
Subject: FW: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development

Hi R [REDACTED]

I think Phil should have sent this to you.

Regards,

[REDACTED]

From: Phil Harris <PHarris@northampton.gov.uk>

Sent: 21 September 2020 17:37

To: P [REDACTED] Everard <PEverard@northampton.gov.uk>

Cc: [REDACTED]@Stonewater.org'; [REDACTED]@Stonewater.org'; Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED] <JNuth@northampton.gov.uk>; [REDACTED] <glynismann@northampton.gov.uk>

Subject: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development

Hi [REDACTED]

[REDACTED] (Stonewater's Development Officer) has approached us about the marketing signage that Stonewater would like to erect on its development of shared ownership homes in Wilsons Walk.

Although I have explained to Jennie that the Council does not want its logo to appear on the signage, please can you or one of your colleagues inform Jennie whether or not planning consent is required for the signage? (The details, including dimensions, are on the attached artwork).

Many thanks.

Kind regards

Phil Harris | Director of Housing and Wellbeing
07585 880609

Housing and Wellbeing | Northampton Borough Council | The Guildhall | St Giles Square | Northampton NN1 1DE | 0300 330 7000

From: [REDACTED]@Stonewater.org>

Sent: 17 September 2020 12:24

To: [REDACTED]JNuth@northampton.gov.uk>; communications <communications@northampton.gov.uk>; Phil Harris <PHarris@northampton.gov.uk>

Subject: RE: Signage - Use of NBC logo - Wilsons Walk, off Lancaster Way, Northampton development

Good Afternoon,

Thank you for coming back to me, much appreciated. I shall await hearing from either yourself or Phil Harris regarding the logo.

In terms of marketing, I believe our sales team have been marketing the Shared Ownership plots

(of which there are 18 in total) for a period of time, as coming soon and have this week released the pricing and are pursuing interest as we speak. The sign board will only be required for the duration of the time it takes for us to sell the Shared Ownership plots, which are being handed over in different phases. Approximate time period for the sign to be in situ will be 8-12 months I would presume, but this is dependent on the interest levels and market conditions.

I trust this assists with your queries, raised below.

Thanking you in advance.

Kind Regards

[Redacted]

[Redacted]

Development Officer

Stonewater

Mob: [Redacted]

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From: H [REDACTED] Weston
To: J [REDACTED] Nuth
Subject: FW: Lancaster Way
Date: 23 September 2020 11:37:46
Attachments: [S106 agreement.pdf](#)

Hi Janice,

I just wanted to check if you would be able to look at this one still?

It was a question as to whether "*Rents, Rent Differentials and Service Charges For Private Registered Providers (2012-13)*" published by the Tenant Services Authority was still the correct document.

Thank you.

Kind Regards,

[REDACTED] **Principal Planning Officer**

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From: H [REDACTED] Weston
Sent: 24 August 2020 12:49
To: [REDACTED] JNuth@northampton.gov.uk>
Subject: RE: Lancaster Way

Hello [REDACTED]

Hopefully you will find this attached

Kind Regards,

[REDACTED] **Principal Planning Officer**

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

From Tuesday 24th March 2020, the Development Management team will be based from home, wherever possible, please use the planning@northampton.gov.uk email address – this will allow us to respond to you if any of us are on leave or unable to work during this time. Please note that there is no access to the work phone during this period or any messages left on this.

From: [REDACTED] JNuth@northampton.gov.uk>
Sent: 24 August 2020 12:47
To: [REDACTED] HWeston@northampton.gov.uk>
Subject: RE: Lancaster Way

Thanks can you send me the original please

[REDACTED]
Housing Strategy Officer
Northampton Borough Council
Direct Line: 01604 838 687
Extension: 8687
Email: jnuth@northampton.gov.uk
Location: The Guildhall, St Giles Square, Northampton, NN1 1DE

From: [REDACTED] HWeston@northampton.gov.uk>
Sent: 24 August 2020 12:46
To: [REDACTED] Nuth@northampton.gov.uk>
Subject: RE: Lancaster Way

Hello [REDACTED]

It is on page 7 of the original s106 for Lancaster way 2012/0909. It is in the definitions section of the s106

Sunday bus service along Lancaster Way

"Target Rent" means a rent level appropriate (to the area in which the Site is situated and the type of unit) in accordance with the rent levels set through the 'Rent Influencing Regime' in accordance with *"Rents, Rent Differentials and Service Charges For Private Registered Providers (2012-13)"* published by the Tenant Services Authority.

Thank you

Kind Regards,

Principal Planning Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

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From: [REDACTED] <JNuth@northampton.gov.uk>
Sent: 24 August 2020 12:41
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: Lancaster Way

Dear H [REDACTED]

Please can you send me the document where this features as I want to see the context within which it is referenced in order to answer whether it is still the correct term, and if it is not the correct term I can seek to advise what is.

Thank you

[REDACTED]
Housing Strategy Officer
Northampton Borough Council
Direct Line: 01604 838 687
Extension: 8687
Email: Jnuth@northampton.gov.uk
Location: The Guildhall, St Giles Square, Northampton, NN1 1DE

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 24 August 2020 11:06
To: [REDACTED] <JNuth@northampton.gov.uk>
Subject: RE: Lancaster Way

Good morning J [REDACTED]

Would you be able to check this, this week? The lawyers for Lancaster Way are pushing us for a draft legal agreement for the variation app.
Thank you,

Kind Regards,

Principal Planning Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

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From: [REDACTED] <JNuth@northampton.gov.uk>
Sent: 19 August 2020 16:33
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: Lancaster Way

Dear H [REDACTED]

I can give you the correct reference tomorrow if that's OK. I'm doing two mega urgent reports
I know where to check (it's the Regulator of Social Housing) but just want to see if they've simply rebranded this document or updated it

[REDACTED]
Housing Strategy Officer
Northampton Borough Council
Direct Line: 01604 838 687
Extension: 8687
Email: jnuth@northampton.gov.uk
Location: The Guildhall, St Giles Square, Northampton, NN1 1DE

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 19 August 2020 16:23
To: [REDACTED] <jnuth@northampton.gov.uk>
Subject: Lancaster Way

Hello J [REDACTED]

For the s106 for application n/2019/1277 at Lancaster way the solicitors are asking if the below document is still the correct one to refer to:

“Target Rent” means a rent level appropriate (to the area in which the Site is situated and the type of unit) in accordance with the rent levels set through the ‘Rent Influencing Regime’ in accordance with “*Rents, Rent Differentials and Service Charges For Private Registered Providers (2012-13)*” published by the Tenant Services Authority.

Do you know if this is still the correct document?
Thank you.

Kind Regards,

[REDACTED] **Principal Planning Officer**

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

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From: W [REDACTED] Rousell
To: J [REDACTED] Nuth
Cc: H [REDACTED] Weston
Subject: Lancaster Way
Date: 23 September 2020 11:32:29

Morning J [REDACTED]

H [REDACTED] has received an email from Phil Harris this morning that refers to Stonewater.

We have been trying to obtain details from BHH who the RP is for the site, with no success. Would you be able to advise if this is who Stonewater are please?

Many thanks

W [REDACTED]

[REDACTED] Senior Planning Officer (S106/CIL Delivery)

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton

NN1 1DE | 0300 330 7000

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From: [REDACTED]
To: H [REDACTED] Weston
Cc: [REDACTED]
Subject: RE: Lancaster Way 2019/1277 [BROWNEJ-LEGAL.FID3699035]
Date: 23 September 2020 09:59:06
Attachments: [image007.png](#)
[image001.png](#)
[13 3 19 Towcester Rd site appraisal 10.07.2020 v2.pdf](#)

Hi H [REDACTED]

I have chased and will follow up if I don't get a response.

We received the attached last month in relation to the phasing plan at Schd 2, Part 1, para 3 from them last month – I can't see that I have forwarded it on.

They had said they were taking instructions of the Affordable Housing and the Public Open Works Specification which were the other matters that were outstanding.

Kind regards

[REDACTED]
Senior Associate

brownejacobson_{uk}

t +44 (0)330 045 2784
m [REDACTED]
w <https://www.brownejacobson.com>

Please be aware of the increase in cybercrime and fraud - [find out more about our approach to cyber security and how you can stay safe online](#).

From: [REDACTED] HWeston@northampton.gov.uk>
Sent: 22 September 2020 16:51
To: [REDACTED]@brownejacobson.com>
Cc: [REDACTED]@brownejacobson.com>
Subject: RE: Lancaster Way 2019/1277

Hi [REDACTED]

Are you able to chase their solicitors for us? We are at a stage where there is pressure to refuse soon because the s106 hasn't been completed.

Thanks

Kind Regards,

[REDACTED] **Principal Planning Officer**

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

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From: [REDACTED]<[REDACTED]@brownejacobson.com>
Sent: 31 August 2020 00:06
To: [REDACTED]<HWeston@northampton.gov.uk>
Cc: [REDACTED]<[REDACTED]@brownejacobson.com>
Subject: RE: Lancaster Way 2019/1277

Hi H [REDACTED]

Thank you for the update. Yes, agreeable to this approach.
We are still waiting on a response to the first draft. Once they come back on that, we can address putting in the Rent Plus wording.

The only thing they have come back with so far is to provide us with the attached document - which is intended to deal with the outstanding phasing plan which is required in accordance with Schd 2, Part 1, para 3.

I will let you know when we hear anything further.

Kind regards

[REDACTED]
Senior Associate

brownejacobson

t +44 (0)330 045 2784
m [REDACTED]
w <https://www.brownejacobson.com>

Please be aware of the increase in cybercrime and fraud - [find out more about our approach to cyber security and how you can stay safe online](#).

From: [REDACTED]<HWeston@northampton.gov.uk>
Sent: 27 August 2020 15:45
To: [REDACTED]<[REDACTED]@brownejacobson.com>
Cc: [REDACTED]<[REDACTED]@brownejacobson.com>
Subject: RE: Lancaster Way 2019/1277

Good afternoon,

As an update on this one – with regards to the rentplus change – we are of the opinion that it is covered in the committee report for 2019/1277 as it is in the history section. As such we are happy to proceed without taking the application back to committee if you are agreeable to this approach?

I've also been asked to check if you could advise how long you think this will take to complete – my understanding is that we await a response from their side to the first draft?

I'm continuing to chase Housing regarding whether the correct document is referred to.

Kind Regards,

Principal Planning Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton,
NN1 1DE | 0300 330 7000

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From: [REDACTED]@brownejacobson.com>
Sent: 20 August 2020 11:30
To: [REDACTED]HWeston@northampton.gov.uk>
Cc: [REDACTED]@brownejacobson.com>
Subject: RE: Lancaster Way

Hi H [REDACTED]

Thank you for your email below - are you available for a call today to discuss?

Kind regards,

[REDACTED]

[REDACTED]

Associate

brownejacobson.

t +44 (0)330 045 2371

w <https://www.brownejacobson.com>

Please be aware of the increase in cybercrime and fraud - [find out more about our approach to cyber security and how you can stay safe online.](#)

From: [REDACTED]HWeston@northampton.gov.uk>
Sent: 19 August 2020 17:05
To: [REDACTED]@brownejacobson.com>; [REDACTED]
[REDACTED]@brownejacobson.com>
Cc: [REDACTED]@brownejacobson.com>
Subject: Lancaster Way

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Hello [REDACTED]

Sorry for the delay – quite a few of the questions I've had to ask other people about and I

haven't yet got all the answers.

I've had an initial run through the attached and provided comments where possible.

The NCC Officer is not available this week but as far as we know the following obligations have been agreed/received from the original s106:

Sch 2. Pt 2.1	Community development contribution	£355,000 provision of community infrastructure including off-site POS (index linked)	20% prior to first occupation (paid 17/06/2020) £25% before first occupation of 36 th dwelling 30% before first occupation of 71 st dwelling 25% before first occupation of 121 st dwelling 5 year clawback
Sch 2 pt 2.2	Construction training	£19,982 Upon implementation pay to NBC	Received 19 April 2019 – 10 year clawback
Sch 2 pt 4	Construction training scheme	Scheme to be submitted	Received 04 April 2019
Sch 6.1	Education – primary	£573,673 primary school in the vicinity of the development (index linked)	Pay direct to NCC 50% prior to first occupation of 50 th dwelling 50% prior to first occupation of 100 th dwelling 5 year clawback
4.5	Monitoring fee	£5335 – for the monitoring of the development	I believe this was paid on completion of deed
Sch 2. Pt 2.1	Place making contribution	£28,000 public realm, public art, cultural activities and town/local enhancements (index linked)	20% prior to first occupation (paid 17/06/2020) £25% before first occupation of 36 th dwelling 30% before first occupation of 71 st dwelling 25% before first occupation of 121 st dwelling 5 year clawback

Sch 6.1	Strategic infrastructure contribution	£550,950 – £138,834 Queen Eleanor interchange £144,859 – highway capacity improvements £267,257 hourly evening and Sunday bus service along Towcester Road	To be paid direct to NCC. 20% prior to first occupation (paid 15/06/2020) £25% before first occupation of 36th dwelling 30% before first occupation of 71st dwelling 25% before first occupation of 121st dwelling 5 year clawback
Sch 2 pt 1.1	Notice of commencement		Not sure we had this but we know it has commenced
Update 19/08/2020 – NCC have recently invoiced for the first primary education and strategic infrastructure contribution. I am not certain if this has been paid.			

We have not agreed a registered provider, tenure mix, location of affordable units, public open space works specification, public open space works management, phasing plan.

With regards to mobility standards definition – we don't have this standard anymore. Our new local plan part 2 has this but it hasn't been adopted yet and so we don't have a policy basis for this currently.

With regards to the open space, the management plan the applicant submitted (attached) actually shows quite well the two areas – green is that to be provided, red is the try to provide areas. Do you need a new plan created by us showing this?

For the monitoring fee this would be needed again (a lot of work goes into monitoring this site).

I am happy for the s.73 clause (tying to future variation apps) to be added, it is much easier with those.

I believe the County Council would be

Northamptonshire County Council
One Angel Square
Angel Street
Northampton
NN1 1ED

I also just wanted to make sure of the legal position as to how much we can change the s106 before the application would have to go back to committee again. Committee agreed:

1.1 **APPROVAL IN PRINCIPLE** subject to:

- i) The completion of a Section 106 Legal Agreement to secure planning obligations set out in the report; and
- ii) The Council's monitoring fee subject to the Director of Planning and Sustainability being satisfied the monitoring fee is necessary and of an appropriate scale.

The report says it will be the same as before but with the open space changing. Can we then, legally alter the affordable housing to rentplus when this isn't in the committee report?

Kind Regards,

 **Principal Planning Officer**

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

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NN1 1DE
+44 (0)300 330 7000
www.northampton.gov.uk

Browne Jacobson LLP

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Please note that the contents of this e-mail, including any attachments

From: W [REDACTED] Rousell
To: H [REDACTED] Weston
Subject: RE: lancaster way shared ownership
Date: 23 September 2020 11:26:00

Oh yes, well done H [REDACTED]

I wonder if it is worth me asking [REDACTED]? She has asked to be kept involved!

W [REDACTED]

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 23 September 2020 11:24
To: [REDACTED] WRousell@northampton.gov.uk>
Subject: lancaster way shared ownership

Hi W [REDACTED]

I've received the below. I've answered the question about the sign, but I'm wondering if this gives us some details on the housing provided that we didn't have for Lancaster Way.....Stonewater

Kind Regards,

[REDACTED] **Principal Planning Officer**

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From: Phil Harris <PHarris@northampton.gov.uk>
Sent: 21 September 2020 17:37
To: P [REDACTED] Everard <PEverard@northampton.gov.uk>
Cc: [REDACTED]@Stonewater.org'; [REDACTED]@Stonewater.org>; Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED]JNuth@northampton.gov.uk>; [REDACTED] <glynismann@northampton.gov.uk>
Subject: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development

Hi P [REDACTED]

[REDACTED] (Stonewater's Development Officer) has approached us about the marketing signage

that Stonewater would like to erect on its development of shared ownership homes in Wilsons Walk.

Although I have explained to Jennie that the Council does not want its logo to appear on the signage, please can you or one of your colleagues inform Jennie whether or not planning consent is required for the signage? (The details, including dimensions, are on the attached artwork).

Many thanks.

Kind regards

Phil Harris | Director of Housing and Wellbeing
07585 880609

Housing and Wellbeing | Northampton Borough Council | The Guildhall | St Giles Square |
Northampton NN1 1DE | 0300 330 7000

From: [REDACTED]@Stonewater.org>

Sent: 17 September 2020 12:24

To: [REDACTED] <JNuth@northampton.gov.uk>; communications
<communications@northampton.gov.uk>; Phil Harris <PHarris@northampton.gov.uk>

Subject: RE: Signage - Use of NBC logo - Wilsons Walk, off Lancaster Way, Northampton development

Good Afternoon,

Thank you for coming back to me, much appreciated. I shall await hearing from either yourself or Phil Harris regarding the logo.

In terms of marketing, I believe our sales team have been marketing the Shared Ownership plots (of which there are 18 in total) for a period of time, as coming soon and have this week released the pricing and are pursuing interest as we speak. The sign board will only be required for the duration of the time it takes for us to sell the Shared Ownership plots, which are being handed over in different phases. Approximate time period for the sign to be in situ will be 8-12 months I would presume, but this is dependent on the interest levels and market conditions.

I trust this assists with your queries, raised below.

Thanking you in advance.

Kind Regards

[REDACTED]
[REDACTED]
Development Officer
Stonewater

From: H [REDACTED] Weston
To: [REDACTED] Willoughby
Subject: RE: lancaster way
Date: 23 September 2020 14:24:21

Brilliant thanks J [REDACTED] – I hope it is correct!!!!

From: [REDACTED] <jwilloughby@northampton.gov.uk>
Sent: 23 September 2020 14:12
To: [REDACTED] HWeston@northampton.gov.uk>
Subject: RE: lancaster way

Hi H [REDACTED]

I am due to go to far cotton on Friday so will pop by and take photos and measurements for you.

Let's hope it accords !

Regards

[REDACTED]

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED] HWeston@northampton.gov.uk>
Date: Wednesday, 23 Sep 2020, 12:00 pm
To: [REDACTED] <jwilloughby@northampton.gov.uk>, [REDACTED] <troberts@northampton.gov.uk>
Subject: lancaster way

Hi [REDACTED]

Do you happen to have any site visits near Lancaster way this week? I have a retrospective application for the substation (as they didn't build it in accordance with the approved plans) and I'm not convinced that what is on site matches that on the plans with regards to the size of the substation and its position from the fence. Barry is adamant it does match the plans.

If you are going to be near the site, could you pop over and take a few measurements for me? No problem if you are not going to be near.

If you can pop over, the plan states that the substation is at an angle to the fence but in line with the road, and would have a separation of around 1.95 metres between the back corner closest to the fence (back right when you look at it from the road) and the fence.


Approximately 2.7 metres is shown between the fence and the rear corner of the substation on the left side when you look at it from the road.

The substation should be around 3 x 3 metres in footprint size.

Would you be able to measure to see if these are roughly the same? From the photos I took when I visited it doesn't look like there is a 2 metre gap between the substation and the fence but it could be the angle!

Thanks ??

Kind Regards,

 Principal Planning Officer

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From: W [REDACTED] Rousell
To: J [REDACTED] Nuth
Cc: H [REDACTED] Weston
Subject: RE: Wilson Walk off Lancaster Way Shared Ownership
Date: 23 September 2020 11:55:48

Thank you J [REDACTED]

That is really helpful. At least I can add that to the s106 file. It is one of the obligations in the s106, so they are supposed to tell us.

Take care

W [REDACTED]

From: J [REDACTED] Nuth <JNuth@northampton.gov.uk>
Sent: 23 September 2020 11:54
To: [REDACTED] WRousell@northampton.gov.uk>
Subject: RE: Wilson Walk off Lancaster Way Shared Ownership

Dear W [REDACTED]

Re: Wilson Walk off Lancaster Way

Yes I understand that Stoneware is the Registered Provider who will be delivering the Shared Ownership properties on Wilson Walk .

They contacted us directly about signage.

Best regards,

J [REDACTED]

Sent with BlackBerry Work (www.blackberry.com)

From: [REDACTED]WRousell@northampton.gov.uk>
Sent: 23 Sep 2020 11:32
To: [REDACTED]JNuth@northampton.gov.uk>
Cc: [REDACTED]HWeston@northampton.gov.uk>
Subject: Lancaster Way

Morning J [REDACTED]

H [REDACTED] has received an email from Phil Harris this morning that refers to Stonewater.

We have been trying to obtain details from BHH who the RP is for the site, with no success. Would you be able to advise if this is who Stonewater are please?

Many thanks

W [REDACTED]

[REDACTED] Senior Planning Officer (S106/CIL Delivery)

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From: [REDACTED]
To: [Julie Davenport \(Cllr\)](#)
Subject: Fwd: RE: Lancaster Way development and ROAD WORKS
Date: 24 September 2020 13:19:54

Sent from Samsung tablet.

----- Original message -----

From: [REDACTED]@gmail.com>
Date: 24/09/2020 13:18 (GMT+00:00)
To: [REDACTED]@gmail.com>
Subject: RE: Lancaster Way development and ROAD WORKS

Good afternoon Julie,

Further to our emails and, your sendings to various departments within the councils, I would inform no communication received so far. I suppose it's only to be expected as, all that's required from me is I pay my large council tax bill, and only receive an overdue letter if miss an instalment.

Best Regards

[REDACTED]

Sent from Samsung tablet.

----- Original message -----

From: [REDACTED]@gmail.com>
Date: 20/08/2020 13:19 (GMT+00:00)
To: "Julie Davenport (Cllr)" <cllr.jdavenport@northampton.gov.uk>
Subject: RE: Lancaster Way development and ROAD WORKS

Hi J [REDACTED]

Thank you so much for your email, at last, someone who (pardon me) gives a damn. I've been going round in endless circles for months trying to find the correct council dept, and, being fobbed off with each call or email.

I have to admit, my last desperate measure was to hold my council tax payment for a month, and possibly write to the Chief Exec at the council.

Thank you again, and, I will keep in touch when necessary.

Best Regards

[REDACTED]

Sent from Samsung tablet.

----- Original message -----

From: "Julie Davenport (Cllr)" <cllr.jdavenport@northampton.gov.uk>

Date: 20/08/2020 13:06 (GMT+00:00)

To: [REDACTED]@gmail.com>

Subject: RE: Lancaster Way development and ROAD WORKS

Hi [REDACTED]

I'm so sorry for the delay in getting back to you. I had an urgent care order to deal with for a family.

I find it incomprehensible and inexcusable the way you have all been treated by this developer. I cannot imagine what it must have been like for you and your husband during lockdown for all those months with all the noise coming from the site. I don't believe there is enough protection for residents like yourself and others on and around Lancaster Way when developers start building.

I will send your email on to the Planning Department.

I have been quite shocked, since becoming a Councillor, how residents can be treated, even though residents have to pay such high Council Tax bills.

Please contact me anytime you have an issues with the developers or anything else you need help with

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]@gmail.com<mailto:[REDACTED]@gmail.com>>

Date: Wednesday, 19 Aug 2020, 3:50 pm

To: Julie Davenport (Cllr)

<cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>

Subject: Lancaster Way development and ROAD WORKS

Good afternoon, though, it isn't in my property at [REDACTED] Lancaster Way.

As you may well know by now quite a few residents here have experienced problems with The Barry Howard building site AND now the on an on goings of the road and roundabout.

After a few days respite, today, even in the rain, a very large vehicle is cleaning the paths! The vibrations in my house [REDACTED] is absolutely driving me mad. I went outside to question why they needed to do this for hours on end, and was advised an inspector was coming to view later? I asked one of the men to request the inspector comes to my door to explain why on earth this torment is needed to perfectly clean paths. I do wonder if they have

nothing else better to do on that site.

I then rang the Street doc at the council and for 28mins was given the run around, having worked at [REDACTED] for decades I am astonished at the lack of customer care there. Totally unable to find out who the inspector is or from what department.

I hope you have appreciated my total frustration regarding the lack of consideration with this issue, as, my husband and I for health reasons have been in total isolation since March enduring the Barry Howard invasion.

Yours expectantly

[REDACTED]

Sent from Samsung tablet.

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From: E [REDACTED] Denton
To: H [REDACTED] Weston
Subject: "Wilson Walk" - Harvester Way
Date: 24 September 2020 11:18:42

Hello H [REDACTED]

Please can you provide me the details of the enquiry you received in relation to 'Wilson Walk'?

I have mentioned it to Lee and it may need our intervention to remind them to not use the incorrect schedule.

Kind Regards,

[REDACTED] Registration Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton

NN1 1DE | 0300 330 7000 Option 6

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From: J [REDACTED] Willoughby
To: H [REDACTED] Weston
Subject: RE: lancaster way
Date: 25 September 2020 16:06:21

Hiya

No problem

The front was consistent at 1.62m off the back edge of the path but the rear of the station but the rear runs out as you've set out below.

Hope this makes sense but ring me if it doesn't !

Have a nice weekend

Regards

J [REDACTED]

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED] HWeston@northampton.gov.uk>
Date: Friday, 25 Sep 2020, 3:11 pm
To: [REDACTED] jwilloughbynbc@icloud.com>
Cc: [REDACTED] jwilloughby@northampton.gov.uk>
Subject: lancaster way

Hi J [REDACTED]

Thanks for going out on site for me.

For the measurements am I correct in the following of where each one was:

2.18 metres - back left corner and fence

1.62 metres - back right corner and fence

1.6 metres - front right corner and pavement

1.4 metres - front left corner and pavement.

They are less than the plan so I'll need to get them to re-do the plans, really grateful you went down ??

H [REDACTED]

From: [Lee Hunter](#)
To: [F Denton](#)
Subject: RE: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development
Date: 28 September 2020 11:59:16

F

For your information I drove passed the development and the street signs for Harvester Way are in place at the street entrance to the site.

Regards

Lee Hunter | Building Control Manager
01604 838 926
Planning Services | Building Control | Northampton Borough Council | The Guildhall, St Giles Square, Northampton NN1 1DE | 0300 330 7000

From: [FDenton@northampton.gov.uk](#)>
Sent: 24 September 2020 15:05
To: Lee Hunter <[lhunter@northampton.gov.uk](#)>
Subject: FW: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development

Lee,

This was the enquiry H received in relation to 'Wilson Walk'/ Harvester Way.

Kind Regards,

Registration Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton NN1 1DE | 0300 330 7000 Option 6

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From: [HWeston@northampton.gov.uk](#)>
Sent: 24 September 2020 11:56
To: [FDenton@northampton.gov.uk](#)>
Subject: FW: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development

Hi F

This was the enquiry – it was from the housing association for part of the affordable housing and so they could just be wrong.

Kind Regards,

Principal Planning Officer

Planning Services | Northampton Borough Council | The Guidhall, St Giles Square, Northampton, NN1 1DE

I 0300 330 7000

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From: H [REDACTED] Weston

Sent: 23 September 2020 11:21

To: [REDACTED]@Stonewater.org' [REDACTED]@Stonewater.org>

Cc: Phil Harris <PHarris@northampton.gov.uk>; [REDACTED]rbovey@northampton.gov.uk>

Subject: RE: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development

Good morning [REDACTED]

Thank you for sending these details over. I can see the sign would be at the entrance to the Lancaster Way development near the substation.

I would advise that it is considered that Advertisement Consent would be required for the proposed sign as it does not fall within the category of those signs that have deemed or express consent.

An advertisement consent application can be submitted online through the Planning Portal -

<https://www.planningportal.co.uk/>.

An assessment would then be made as to whether the proposed sign would be appropriate for the location proposed with regards to appearance and the impact upon highway safety.

I note reference is made to a road called Wilsons Walk. I have discussed with my colleague who assigned road names and a road called Wilsons Walk was not accepted and this road should be called Harvester Way.

Kind Regards,

[REDACTED] Principal Planning Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE
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From: [REDACTED]@Stonewater.org>

Sent: 22 September 2020 17:12

To: [REDACTED]HWeston@northampton.gov.uk>

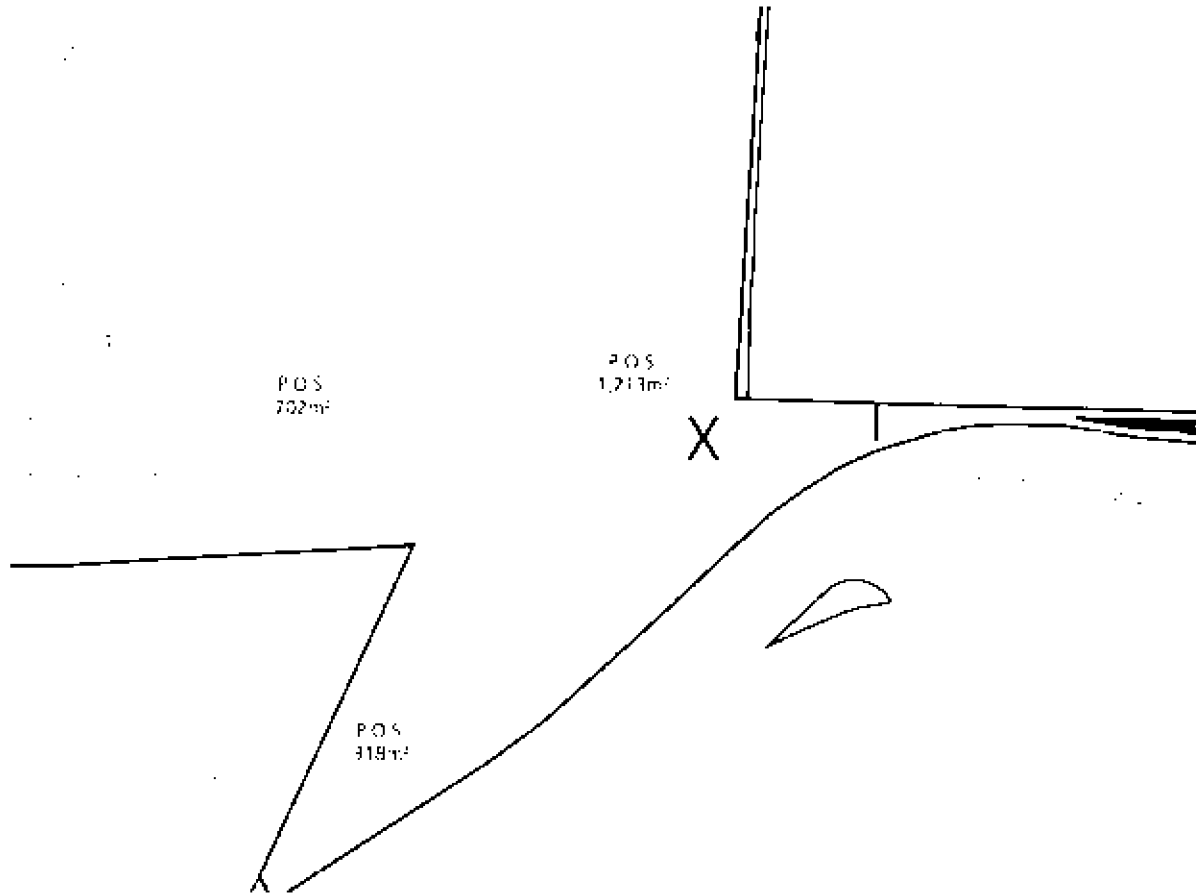
Subject: RE: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development

Good Afternoon H [REDACTED]

Many thanks for your email, much appreciated.

In terms of location, the below red cross, marks the spot of the location of the Stonewater signage we wish to erect. Photo for reference also. This location has been agree with the developer, however should NBC have concerns we are willing to work with you regarding this.

Please also see updated artwork which reflects the companies we are working with on this development.





Should you have any queries, please do let me know.

Kind Regards

[REDACTED]

[REDACTED]

Development Officer

[Stonewater](#)

Mob: [REDACTED]

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From: [REDACTED] <HWeston@northampton.gov.uk>

Sent: 22 September 2020 16:40

To: [REDACTED] <[\[REDACTED\]@Stonewater.org](mailto:[REDACTED]@Stonewater.org)>

Subject: RE: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development

Good afternoon [REDACTED]

I have been asked to advise you as to whether you would need advertisement consent for this sign.
Are you able to provide me with some more details as to where the sign(s) would be located precisely – can you mark these on a map?
Thank you.

Kind Regards,

Principal Planning Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE
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From: [REDACTED]@Stonewater.org>

Sent: 17 September 2020 12:24

To: [REDACTED]Nuth@northampton.gov.uk>; communications
<communications@northampton.gov.uk>; Phil Harris <PHarris@northampton.gov.uk>

Subject: RE: Signage - Use of NBC logo - Wilsons Walk, off Lancaster Way, Northampton development

Good Afternoon,

Thank you for coming back to me, much appreciated. I shall await hearing from either yourself or Phil Harris regarding the logo.

In terms of marketing, I believe our sales team have been marketing the Shared Ownership plots (of which there are 18 in total) for a period of time, as coming soon and have this week released the pricing and are pursuing interest as we speak. The sign board will only be required for the duration of the time it takes for us to sell the Shared Ownership plots, which are being handed over in different phases. Approximate time period for the sign to be in situ will be 8-12 months I would presume, but this is dependent on the interest levels and market conditions.

I trust this assists with your queries, raised below.

Thanking you in advance.

Kind Regards

[REDACTED]
[REDACTED]
Development Officer

[Stonewater](#)

Mob: [REDACTED]

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From: [REDACTED]
To: Julie Davenport (Cllr)
Subject: RE: Lancaster Way roundabout
Date: 29 September 2020 11:49:50

Morning Julie

Personal comment removed (s40)

[REDACTED] did say something but didn't know much when I asked him for more information so sorry to hear [REDACTED]

Thanks for the information – I'll read through it carefully as there's a lot there to digest.

We're all good here thanks. I've now fully retired – more time to fight Planning haha – and doing one day a week at the Hope charity shop.

Take care of yourself!

[REDACTED]
Sent from [Mail](#) for Windows 10

From: Julie Davenport (Cllr)
Sent: 28 September 2020 19:45
To: [REDACTED]
Subject: FW: Lancaster Way roundabout

Hi [REDACTED]

Personal comment removed (s40)

I am so sorry, I really don't know how I missed your email to my private email. I don't know whether [REDACTED]

Below is my latest email to Highways. Deeds have gone to their legal team from residents of Towcester Rd. We are waiting to hear what they say. Highways are saying they can direct traffic to the service road because they own it (why haven't they maintained it then?) The deeds show that residents own it. There have been lots of emails, with lots of explanations (stories) that continually change, from Highways. They drive me nuts!!!

Hope you and yours are well.

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: Julie Davenport (Cllr)

<cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>

Date: Monday, 28 Sep 2020, 7:36 pm

To: [REDACTED] <KCook@northamptonshire.gov.uk<mailto:KCook@northamptonshire.gov.uk>>

Cc: [REDACTED] CBond@northamptonshire.gov.uk<mailto:CBond@northamptonshire.gov.uk>>, [REDACTED]

<RBoulton@northamptonshire.gov.uk<mailto:RBoulton@northamptonshire.gov.uk>>, [REDACTED]

[REDACTED] <ALeighton@kierwsp.co.uk<mailto:ALeighton@kierwsp.co.uk>>

Subject: RE: Lancaster Way roundabout

Hi [REDACTED]

There is still the issue of the fact you have approved a right turn sign on the road leading to a private service road. You state Planning approved but as we both know NCC Highways tells Planning what will be as NBC do not deal with Highways, they trust you as the body they consult with.

The plans for the roundabout have changed numerous times. I've copied this from files below. Highways were still responding to the old application only last month. I asked for the evidence you had to agree to all the different plans, traffic surveys and proof the new layout will be able to cope with the increased traffic as it offers no increased capacity even after all the time and money spent.

Here is the chain of events as far as I know.

1. Lancaster Way was always one lane in and one lane out. There was no turning lane for the Towcester Road service road access.

There was occasionally a build-up of cars in the morning due to traffic on the Towcester Road dominating the Towcester Road roundabout.

In the winter Lancaster Way is very slippery on the slope towards the Towcester Road roundabout.

1. The application for a housing development was made, and the then head of NCC Highways worked with the applicant to design a roundabout to access land nearby.

<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lanaster%20way#DOC?DocNo=7932970>

NCC Highways would later tell residents that they didn't know why it was a roundabout, but that was all that had been submitted.

1. Various changes and applications for the development have been made over the years, but the junction design remained the same. A new roundabout, and Lancaster Way would be widened to accommodate a new lane extending the full length between the two roundabouts.

<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lanaster%20way#DOC?DocNo=7148267>

1. Local residents suggested a T-junction would be more in keeping with a residential area, be safer for pedestrians, and take up far less room. An example is attached.

1. At some point two alternative junctions were submitted for consideration by the applicant, but the roundabout continued to be on the plan.

<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lancaster%20way#DOC?DocNo=7086442>

<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lancaster%20way#DOC?DocNo=7086443>

1. The last traffic assessment for the development and junction changes were based on the submitted design and discuss the additional lane in sections 7.2.3 and 7.3.2

<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lancaster%20way#DOC?DocNo=5264102>

An additional projection of figures was requested, and submitted.

<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lancaster%20way#DOC?DocNo=5413712>

This shows the Towcester Road roundabout will be over capacity for 2031, and was not addressed by this application.

There has been no traffic predictions submitted showing only one lane joining Towcester Road, or a turning lane to the service road (the current design) would be suitable.

1. Planning permission was granted with the following condition:
18 No development shall take place until full engineering, drainage and constructional details of the highway improvement works currently shown indicatively on plan/s ref. 5312:SP02 (these works being to create a mini roundabout junction on Lancaster way as access into the development) have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lancaster%20way#DOC?DocNo=6337037>

There was no plan for a mini-roundabout at this stage, but the plan seen so far was apparently only indicative.

1. NCC Highways informed local residents and councillor in a meeting that the roundabout on the plan was, and would be, a mini-roundabout.

2. The following detailed plan then emerged, was eventually accepted by NCC Highways, and the

condition discharged. There was no public consultation on this plan.

<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lancaster%20way#DOC?DocNo=8599537>

1. An s73 application was submitted in 2019 to alter the development layout, but the junction design remained the same – ie the new detailed plan. The public were told by the LPA that comments on the junction design would not be relevant as it was the same design as agreed by NCC Highways in the previous application.

This s73 application does not yet have planning permission, despite construction began almost two years ago (before the detailed plan was agreed by NCC Highways), and new houses being now occupied with the permission of the LPA (they are not willing to take action to prevent it).

NCC Highways appear to still have an objection to this s73 application.

So, I reiterate, the fact the new roundabout has Highways approval or planning permission is not the issue. How this design came to be permitted is.

In particular, what evidence is there that it won't result in a build up of traffic? There are not two lanes joining the Towcester Road, there is one, as there has always been. No additional capacity has been added. Why?

Equally, where is the surface water run-off data for this new junction? The NCC Highways policy is for no additional water to enter the existing system from new junctions. There is nothing in the Planning files covering this.

And related, why are NCC not objecting to the application for a substation, or the proposed landscaping for the development (including the planting of new trees), over the easement they've just negotiated for this junction?

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]
<KCook@northamptonshire.gov.uk<mailto:KCook@northamptonshire.gov.uk>>
Date: Thursday, 17 Sep 2020, 3:55 pm
To: Julie Davenport (Cllr)
<cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>
Cc: [REDACTED] CBond@northamptonshire.gov.uk<mailto:CBond@northamptonshire.gov.uk>>,
[REDACTED]

<RBoulton@northamptonshire.gov.uk<mailto:RBoulton@northamptonshire.gov.uk>>, [REDACTED]

[REDACTED] <ALeighton@kierwsp.co.uk<mailto:ALeighton@kierwsp.co.uk>>

Subject: Lancaster Way roundabout

Julie

I understand the issue you wish to understand better is the concern that the site access, may have had an alternative access proposal for a right turn ghost island junction rather than the roundabout constructed.

However I have clarified this matter with my planning liaison colleague who was involved with the planning application (N/2012/0909).

I can confirm that the roundabout access has been the intention from the outset. The layout from transport assessment – dated August 2012 and submitted to the planning authority on 11th February 2013 (attached) shows the roundabout access. Also attached is the planning permission which includes condition 18 below

[cid:image006.png@01D68CFF.AA0E2090]

There is no formal submission of any right turn junction variation. I don't have any information on any informal discussions about a variation to the approved roundabout access.

Therefore, they have constructed what they have planning approval for and technical approval for as part of the S278 agreement.

I hope this has clarified the issue and if you have any further questions, please let me know.



BE (Civil) CEng MICE

Principal Engineer – Development Management

Development Management

Northamptonshire Highways

One Angel Square

Angel Street

Northampton

NN1 1ED

M:

Email: kcook@northamptonshire.gov.uk<mailto:kcook@northamptonshire.gov.uk>

Web: www.northamptonshire.gov.uk<http://www.northamptonshire.gov.uk/>

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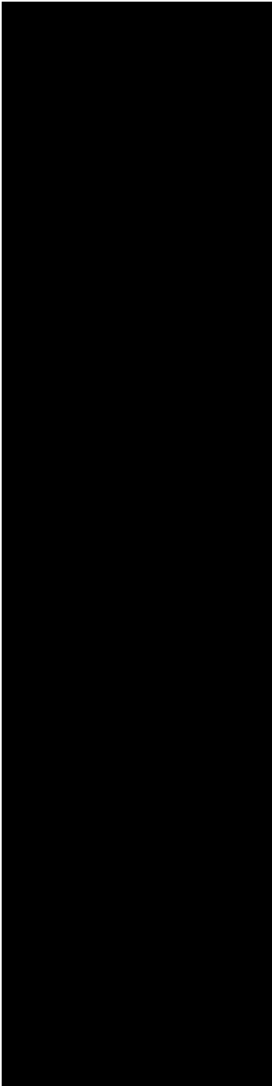
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www.northampton.gov.uk

From: [REDACTED] Hills
To: Building Control; [REDACTED]
Cc: Lee Hunter; [REDACTED]
Subject: Site inspections
Date: 29 September 2020 11:02:58

Morning,

Site inspections for today –



Lancaster Way – LH



Kind regards,



Senior Building Control Surveyor

01604 838929

Northampton Borough Council | The Guildhall, St Giles Square, Northampton NN1 1DE | 0300 330 7000

Please note, I work Monday - Wednesday.

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From: [Gavin Smith](#)
To: [Emma Roberts \(Cllr\)](#)
Subject: RE: Barry Howard Homes Development Site (Buckingham Fields)
Date: 01 October 2020 09:31:51
Attachments: [image001.png](#)

Dear Cllr Roberts,

Thank you for your e-mail.

The Community Protection Warning Notice required all properties that share a boundary with the site to be written to.

I have a map showing the addresses but it is vague.

I will see what I can do but cannot promise anything as technically it was felt that they have now complied with the requirements of the notice.

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer
01604 837648

Environmental Protection | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton, NN1 1DE | 0300 330 7000

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**PLEASE KEEP YOUR DISTANCE
TO HELP STOP THE
SPREAD OF CORONAVIRUS**

Thank you for protecting yourself
and others around you

LET'S ENJOY OUR TOWN SAFELY

From: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Sent: 30 September 2020 21:01
To: Gavin Smith <GSmith@northampton.gov.uk>; [REDACTED]
[REDACTED]@hotmail.co.uk>
Subject: RE: Barry Howard Homes Development Site (Buckingham Fields)

Many Thanks Gavin for all the info.

Not all residents received the complaint details letter could you ask BHH to issue it again to all properties for the sake of transparency and completion?

I look forward to seeing the Soiltechnics Report.

All the best

Emma

Sent with BlackBerry Work
(www.blackberry.com)

From: Gavin Smith <GSmith@northampton.gov.uk>
Date: Wednesday, 30 Sep 2020, 16:46
To: [REDACTED]@hotmail.co.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Subject: RE: Barry Howard Homes Development Site (Buckingham Fields)

Good afternoon [REDACTED]

A draft report has been forwarded to me today from Soiltechnics for prior approval before they submit it to the Planning Department as a formal submission. It is my intention to review the report this week.

Please find attached a copy of the dust management plan which formed part of the CPN which has been approved by Environmental Health this week.

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer
01604 837648

Environmental Protection | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton, NN1 1DE | 0300 330 7000

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TO HELP STOP THE
SPREAD OF CORONAVIRUS**

Thank you for protecting yourself
and others around you

LET'S ENJOY OUR TOWN SAFELY *Let's enjoy our town safely*

From: [REDACTED]@hotmail.co.uk>
Sent: 30 September 2020 13:51
To: Gavin Smith <GSmith@northampton.gov.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Subject: Re: Barry Howard Homes Development Site (Buckingham Fields)

Hi Gavin

Hope you're well.

Just wondered if SoilTechnics have been out to site yet to carry out the soil testing, or when this is going to take place? I'd be very grateful if you could forward a copy of their latest report to us.

Many thanks in advance

[REDACTED]

From: [REDACTED]HWeston@northampton.gov.uk>
Sent: 11 September 2020 11:20
To: [REDACTED]@hotmail.co.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Planning Enforcement <planningenforcement@northampton.gov.uk>; Gavin Smith <GSmith@northampton.gov.uk>
Subject: RE: Barry Howard Homes Development Site (Buckingham Fields)

Good morning [REDACTED]

I have copied in the Planning Enforcement team who investigate reported breaches of planning control.

With regards to contamination I can advise that Condition 12 of N/2012/0909 required details of possible contaminants on the site. Details were agreed for this condition and this condition is not in breach under the planning regulations.

Application N/2019/1277 would include a condition 9:

9. 'Within one month of the date of this decision notice a desk top study in respect of possible contaminants within the site shall be completed and a site investigation designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in the National Planning Policy Framework and Policy BN9 of the West Northamptonshire Joint Core Strategy.'

A decision notice has not yet been issued on this variation application and as such there is no breach of conditions under application N/2019/1277.

I am, however, aware that the consultants are working with Gavin Smith to address this condition now and have been discussing parameters and approaches with Gavin.

Kind Regards,

Principal Planning Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

From Tuesday 24th March 2020, the Development Management team will be based from home, wherever possible, please use the planning@northampton.gov.uk email address – this will allow us to respond to you if any of us are on leave or unable to work during this time. Please note that there is no access to the work phone during this period or any messages left on this.

From: [REDACTED] <[REDACTED]@hotmail.co.uk>
Sent: 11 September 2020 10:58
To: [REDACTED] <HWeston@northampton.gov.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Subject: Barry Howard Homes Development Site (Buckingham Fields)

Hi H [REDACTED]

Gavin Smith has signposted me to you. Please see below.

Do you have any further information/updates on the site contamination issue?

There is still soil being dumped in huge piles on site from big dumper trucks. Let's hope it's not the contaminated soil being shifted around again on site!

This whole matter is really very worrying to say the least not to mention the potential consequences that may arise out of the potential negligence being seemingly demonstrated on a continued basis here.

Luckily for you guys though as you've not been exposed to any of it. I can now understand why you never come to site to enforce anything!

Kind Regards

[REDACTED]
Sent from my iPhone

Begin forwarded message:

From: Gavin Smith <GSmith@northampton.gov.uk>
Date: 11 September 2020 at 10:11:57 BST
To: [REDACTED] <[REDACTED]@hotmail.co.uk>
Subject: RE: Noise Complaint - Barry Howard Homes Development Site (Buckingham Fields)

Hi [REDACTED]

I am good thank you. I hope you are likewise!

Due to pubs being open again and the number of complaints the department has been having to deal with due to the heightened local COVID risk most of my time has been spent trying to resolve/ reduce associated risks.

My last contact regarding a revised dust management plan was at the end of July. I will case this up and I apologise but I let this slip.

With respects to discharge of the contaminated land condition for the whole development site I have had communications with SoilTechnics whom are the developers nominated land contamination experts. We have agreed a draft remediation method statement but are awaiting for it to be updated as they conducted a site visit to further define any remediation that may be required.

I would recommend that you e-mail the case office for more specifics on discharge of the condition (Hannah Weston – Principal Planning Officer). H [REDACTED] e-mail address is hweston@northampton.gov.uk

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer

01604 837648

Environmental Protection | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

From Tuesday 24th March 2020, the Environmental Protection Team will be based from home, wherever possible, please use the epadmin@northampton.gov.uk email address – this will allow us to respond to you if any of us are on leave or unable to work during this time.

<image001.png>

From: [REDACTED]@hotmail.co.uk>

Sent: 11 September 2020 09:22

To: Gavin Smith <GSmith@northampton.gov.uk>

Subject: Re: Noise Complaint - Barry Howard Homes Development Site (Buckingham Fields)

Hi Gavin

Hope you're well.

Just wondering if you have any updates with regards the specific site management plan for the dust and the contaminated land issues on Lancaster Way?

Thanks

[REDACTED]

Sent from my iPhone

On 11 Aug 2020, at 12:49, Gavin Smith
<GSmith@northampton.gov.uk> wrote:

Good afternoon [REDACTED]

Thank you for your e-mail.

We are still waiting for a more in-depth site specific management plan for dust rather than the generic document submitted. Currently I am working through getting the contaminated land issues tied up at the

moment with BBH's geo-environmental consultant.

I am not aware about a dust barrier being erected along the boundary with Briar Hill Walk. If it forms part of the dust management plan another officer has reviewed it for reasons of impartiality (to avoid a poacher turned gamekeeper scenario being created).

I will press for the plan to be resubmitted. Unfortunately non COVID compliant licenced premises are taking up some of my time with the outfall of noise issues.

In respect to this site I think since the onset of the warning notice dust is being managed better from what I saw from my unannounced visit.

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer

01604 837648

Environmental Protection | Northampton Borough Council | The
Guidhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

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<image001.png>

From: [REDACTED]@hotmail.co.uk>

Sent: 10 August 2020 09:44

To: Gavin Smith <GSmith@northampton.gov.uk>

Subject: Re: Noise Complaint - Barry Howard Homes Development Site (Buckingham Fields)

Thanks Gavin for going to take a look unannounced. What's the latest with the dust management report? Barry Howard told us some kind of dust barrier was going to be erected along the boundary of briar hill walk. Is this true?

Kind regards

[REDACTED]

Sent from my iPhone

On 10 Aug 2020, at 08:40, Gavin Smith
<GSmith@northampton.gov.uk> wrote:

Hi [REDACTED]

I hope you and your family are well.

I just wanted to advise that I visited the site 6th August unannounced to establish if any piling was being undertaken onsite. I can advised that there was no evidence of any piling activity on the site. I am aware of some piling works being undertaken near Hunsbury Park Primary School which we have received a few complaints but that is the other side of the A45.

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer
01604 837648

Environmental Protection | Northampton Borough
Council | The Guildhall, St Giles Square, Northampton,
NN1 1DE | 0300 330 7000

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<image001.png>

From: Gavin Smith

Sent: 31 July 2020 20:07

To: [REDACTED]
[REDACTED]@hotmail.co.uk>

Subject: Re: Noise Complaint - Barry Howard Homes
Development Site (Buckingham Fields)

Good evening [REDACTED]

Please find attached you letter and diary sheets attached.

If you can start populating the diary sheets with dates you find piling activity outside the recommended times stipulated by the Council from the date of the letter that would be appreciated.

I will be making contact with the developers planning agent on Monday next week.

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer
01604 837648

Environmental Protection | Northampton Borough
Council | The Guildhall, St Giles Square, Northampton,
NN1 1DE | 0300 330 7000

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<image001.png>

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www.northampton.gov.uk

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www.northampton.gov.uk



Virus-free. www.avg.com

From: [REDACTED]
To: H [REDACTED] Weston
Cc: [REDACTED]
Subject: RE: Lancaster Way - Section 73 application?
Date: 02 October 2020 11:12:53

That's really helpful. Thanks H [REDACTED]

[REDACTED]
Development Management Engineer (Northampton)
Northamptonshire Highways
NCC

From: [REDACTED] HWeston@northampton.gov.uk>
Sent: 02 October 2020 11:11
To: [REDACTED] JConway@northamptonshire.gov.uk>
Cc: [REDACTED] VChilver@northamptonshire.gov.uk>; [REDACTED]
<CBond@northamptonshire.gov.uk>
Subject: RE: Lancaster Way - Section 73 application?

Good morning J [REDACTED]

Attached is the plans referred to in condition 18 of N/2012/0909.

Application N/2019/1277 is a section 73 application for application N/2012/0909. This is the only one for N/2012/0909.

Application N/2019/1277 has been approved in principle by Committee subject to the completion of a s106. This hasn't been completed yet and as such a decision has not been issued on this application.

Kind Regards,

H [REDACTED] **Principal Planning Officer**

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

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From: [REDACTED] JConway@northamptonshire.gov.uk>
Sent: 02 October 2020 10:59
To: [REDACTED] HWeston@northampton.gov.uk>
Cc: [REDACTED] VChilver@northamptonshire.gov.uk>; [REDACTED]
<CBond@northamptonshire.gov.uk>

Subject: RE: Lancaster Way - Section 73 application?

Hi H [REDACTED]

In addition to my last question, would you happen to have a copy of plan reference No. 5312:SP02, which is referred to in condition 18 for the mini roundabout?

Kind regards,

[REDACTED]
Development Management Engineer (Northampton)
Northamptonshire Highways
NCC

From: [REDACTED]

Sent: 02 October 2020 10:53

To: [REDACTED] <HWeston@northampton.gov.uk>

Cc: [REDACTED] <VChilver@northamptonshire.gov.uk>; [REDACTED]

<CBond@northamptonshire.gov.uk>

Subject: Lancaster Way - Section 73 application?

Hi H [REDACTED]

Have we had a section 73 application for either of the Lancaster Way applications N/2019/1277 or N/2012/0909?

Kind regards,

[REDACTED]
Development Management Engineer (Northampton)
Northamptonshire Highways
NCC

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Northampton Borough Council, The Guildhall, Northampton, United Kingdom, NN1 1DE

From: [REDACTED] on behalf of Building Control
To: [REDACTED]@barryhowardhomes.com"
Subject: Application FP/2019/381
Date: 05 October 2020 16:52:33
Attachments: Completion Certificate_FP2019381(1)(1).pdf

Please find attached the following file:
Completion Certificate_FP2019381(1)(1).pdf

Kind regards
R [REDACTED] Oxley | Planning Support Officer
0300 330 7000 Option 6

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton
NN1 1DE | 0300 330 7000

Customer Feedback

We would like your feedback to help us maintain and continually improve the standard of services we provide. As a customer of the Regeneration, Enterprise and Planning Directorate it would help us if you could take a moment to complete the online survey <<https://www.surveymonkey.com/r/RepSatisfaction>> about your experience.

Any personal information you do provide to us will be held on a computer database. Your personal information will only be used by, and on behalf of, Northampton Borough Council in improving the service we provide to our customers.

If the hyperlink above does not work then please copy and paste this address into your internet browser:
<https://www.surveymonkey.com/r/RepSatisfaction> <<https://www.surveymonkey.com/r/RepSatisfaction>>

From: [Phil Harris](#)
To: [J \[REDACTED\] C \[REDACTED\] Forsyth](#)
Cc: [Peter Baguley](#)
Subject: FLYER - Rent Plus Development (Lancaster Way / Towcester Road)
Date: 05 October 2020 12:20:35

Dear Colleagues

I agree with C [REDACTED] that the flyer needs to be amended to reflect the fact that the site is in Towcester Road, rather than Towcester. Well spotted, C [REDACTED]

Our previous e-mail exchanges about this development related to the Stonewater's statement that it (and, by association, Barry Howard Homes) was "working in partnership with" NBC. In the case of this part of the development, however, we are just adding NBC's logos to two others.

As it is in the Council's interests to promote this scheme to homeless households and low income households on the Housing Register (including existing council tenants who are willing to vacate their homes for us to meet other people's housing needs), I think we should be supporting this scheme. If we don't, these affordable rented homes will be let to applicants from outside the Northampton Borough.

Peter – I would welcome your thoughts on this.

Regards

Phil Harris | Director of Housing and Wellbeing

07585 880609

Housing and Wellbeing | Northampton Borough Council | The Guildhall | St Giles Square | Northampton NN1 1DE | 0300 330 7000

From: [REDACTED]Nuth@northampton.gov.uk>
Sent: 05 October 2020 11:58
To: [REDACTED]cforsyth@northampton.gov.uk>
Cc: Phil Harris <PHarris@northampton.gov.uk>; Peter Baguley <PBaguley@northampton.gov.uk>
Subject: FW: Lancaster - Please see attached from Rent Plus for approval

Dear C [REDACTED] Phil and Peter

Apologies, flyer attached this time. You are right it's the same site – Although different scenario - I'll need urgent direction on this please

It may need a bit more discussion as there was meant to be a whole local marketing scheme planned encouraging people on Northampton's housing register to apply, that Rent Plus are funding, with some direct marketing via leafleting and letters to people on the register and they will need to know that Northampton Council supports it, and the letters will have to come from us to comply with GDPR.

If we don't support the marketing then we hamper the opportunity to maximise allocations to people on the Housing Register.

Please let me know

Thanks

[REDACTED]

Housing Strategy Officer

Northampton Borough Council

Direct Line: 01604 838 687

Extension: 8687

Email: Jnuth@northampton.gov.uk

Location: The Guildhall, St Giles Square, Northampton, NN1 1DE

From: [REDACTED]
To: [Customer Feedback](#)
Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site, Northampton
Date: 05 October 2020 13:26:00

Good Afternoon,

Please see stage 1 complaint for logging on to CXM, apologies for delay in sending through – I was on annual leave. If you could let me know the reference etc. it would be appreciated.

Thank you

[REDACTED]

From: Peter Baguley <PBaguley@northampton.gov.uk>
Sent: 01 October 2020 10:32
To: [REDACTED] <LPhale@northampton.gov.uk>
Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

I [REDACTED]

Please register as stage 1.

Peter

Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability

01604 838921

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton,

NN1 1DE | 0300 330 7000

From: [REDACTED] <antonella.mitchell@hotmail.co.uk> <<mailto:antonella.mitchell@hotmail.co.uk>> >
Sent: 01 October 2020 10:22
To: Peter Baguley <PBaguley@northampton.gov.uk> <<mailto:PBaguley@northampton.gov.uk>> >
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk> <<mailto:Cllr.ERoberts@northampton.gov.uk>> >; Graham Walker (Cllr) <cllr.gwalker@northampton.gov.uk> <<mailto:cllr.gwalker@northampton.gov.uk>> >; Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk> <<mailto:cllr.jdavenport@northampton.gov.uk>> >
Subject: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

Dear Peter

I wish to make a formal complaint about the non-existent action taken by planning enforcement with regards to the out of hours work carried out on this site and the way in which you have failed to answer the emails chasing you and asking you for specific updates and enforcement on the issue.

As you are well aware the working hours for this site are Monday - Friday 7.30am - 4.30pm and Saturday 8am-1.00pm.

The developer has been recorded breaching working hours several times on this site and video clips were sent to both the planning enforcement team and yourself following each incident. I list the dates as follows:

Thursday May 21st 2020 after 10pm

Saturday 13th June all day

Sunday 14th June all day

Friday July 17th 2020 at 5.15pm

Thursday August 20th at 17.50pm

Residents had it in writing, from H [REDACTED] Weston, that the developer had not been given permission to have the site open out of hours on the weekend of 13th and 14th June, prior to the unauthorised out of hours work taking place. We also subsequently had it in writing from your planning enforcement team on Friday 17th July that no more breaches of this nature would be tolerated yet they have been, with no sanctioning taking place.

I would like to know why this out of hours work has been allowed to take place, time and time again, with seemingly no intention of any enforcement of any nature ever taking place?

I look forward to receiving a written response which directly answers these questions.

Kind regards

[REDACTED]

From: Julie Davenport (Cllr)
To: [REDACTED]
Subject: FW: Planning Application N/2020/0769 Land off Lancaster Way Northampton Northamptonshire
Date: 05 October 2020 11:53:47
Attachments: eCon Cllr Julie Davenport.pdf

Please see below

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED] <DJaskulska@northampton.gov.uk> on behalf of: Planning
<planning@northampton.gov.uk>
Date: Monday, 05 Oct 2020, 10:39 am
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Subject: Planning Application N/2020/0769 Land off Lancaster Way Northampton Northamptonshire

Please see the attached letter regarding the above planning application which has been received by the Northampton Borough Council. Please follow the link below in order to view plans and information regarding this application. Insert the Application Reference Number in full into the search box and click submit

<http://planning.northamptonboroughcouncil.com/planning>

Please send your response to planning@northampton.gov.uk

Please send any correspondence relating to this application to planning@northampton.gov.uk quoting the reference number in the subject line.

Kind regards.

[REDACTED] Planning and Building Control Registration Officer
0300 330 7000 option 6

Planning and Building Control | Northampton Borough Council | The Guildhall, St Giles Square, Northampton
NN1 1DE | 0300 330 7000

From Tuesday 24th March 2020, the Registration & Support teams for the Planning & Building Control team will be based from home, wherever possible, please use the planning@northampton.gov.uk <<mailto:planning@northampton.gov.uk>> or buildingcontrol@northampton.gov.uk <<mailto:buildingcontrol@northampton.gov.uk>> email addresses – this will allow us to respond to you if any of us are on leave or unable to work during this time.

From: [REDACTED] on behalf of Planning
To: [REDACTED]@btinternet.com
Subject: Planning Application Consultation N/2020/0769 Land off Lancaster Way Northampton Northamptonshire
Date: 05 October 2020 10:41:32
Attachments: eNeigh [REDACTED].pdf

Please see attached correspondence relating to the above application.

If you have any further queries, please direct them to planning@northampton.gov.uk

Kind regards.

[REDACTED] Planning and Building Control Registration Officer
0300 330 7000 option 6

Planning and Building Control | Northampton Borough Council | The Guildhall, St Giles Square, Northampton
NN1 1DE | 0300 330 7000

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From: J [REDACTED] Nuth
To: C [REDACTED] Forsyth
Cc: Phil Harris; Peter Baguley
Subject: RE: Lancaster Way Towcester Road
Date: 05 October 2020 12:12:51

Dear C [REDACTED]

You've been a great help as its best to get it squared in advance.

And you're right its off Towcester Road- case of more haste less speed. I'll flag this up to Rent Plus and Greatwell whilst Phil and Peter agree the best course of action.

Best regards,

[REDACTED]

Housing Strategy Officer

Northampton Borough Council

Direct Line: 01604 838 687

Extension: 8687

Email: Jnuth@northampton.gov.uk

Location: The Guildhall, St Giles Square, Northampton, NN1 1DE

From: C [REDACTED] Forsyth <cforsyth@northampton.gov.uk>
Sent: 05 October 2020 12:02
To: [REDACTED] JNuth@northampton.gov.uk>
Cc: Phil Harris <PHarris@northampton.gov.uk>; Peter Baguley <PBaguley@northampton.gov.uk>
Subject: RE: Lancaster - Please see attached from Rent Plus for approval

I'll have to leave this one for Phil and Peter to make a judgement on, J [REDACTED] I believe there's a risk in terms of reputation but the question is whether there's a greater risk of us not engaging with it at this stage.

Just had a look at the flyer, it says the properties are in Towcester, surely that's not right?

Sorry not to be of more help,

C [REDACTED] Forsyth | Marketing and Communications Manager

01604 837306

Northampton Borough Council | The Guildhall St Giles Square, Northampton NN1 1DE | 0300 330 7000

From: [REDACTED] JNuth@northampton.gov.uk>

Sent: 05 October 2020 11:58

To: [REDACTED] cforsyth@northampton.gov.uk>

Cc: Phil Harris <PHarris@northampton.gov.uk>; Peter Baguley <PBaguley@northampton.gov.uk>

Subject: FW: Lancaster - Please see attached from Rent Plus for approval

Dear C [REDACTED], Phil and Peter

Apologies, flyer attached this time. You are right it's the same site – Although different scenario - Ill need urgent direction on this please

It may need a bit more discussion as there was meant to be a whole local marketing scheme planned encouraging people on Northampton's housing register to apply , that Rent Plus are funding , with some direct marketing via leafleting and letters to people on the register and they will need to know that Northampton Council supports it, and the letters will have to come from us to comply with GDPR.

If we don't support the marketing then we hamper the opportunity to maximise allocations to people on the Housing Register .

Please let me know

Thanks

[REDACTED]
Housing Strategy Officer

Northampton Borough Council

Direct Line: 01604 838 687

Extension: 8687

Email: Jnuth@northampton.gov.uk

Location: The Guildhall, St Giles Square, Northampton, NN1 1DE

From: [REDACTED] behalf of Building Control
To: [REDACTED]@barryhowardhomes.com"
Subject: Application FP/2019/381
Date: 06 October 2020 08:53:01
Attachments: [Plot 33.pdf](#)

Please see the attached correspondence regarding the above Building Regulations application or enquiry.

Kind regards

[REDACTED] Planning Support Officer
0300 330 7000 Option 6

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton
NN1 1DE | 0300 330 7000

Customer Feedback

We would like your feedback to help us maintain and continually improve the standard of services we provide. As a customer of the Regeneration, Enterprise and Planning Directorate it would help us if you could take a moment to complete the online survey <<https://www.surveymonkey.com/r/RepSatisfaction>> about your experience.

Any personal information you do provide to us will be held on a computer database. Your personal information will only be used by, and on behalf of, Northampton Borough Council in improving the service we provide to our customers.

If the hyperlink above does not work then please copy and paste this address into your internet browser:
<https://www.surveymonkey.com/r/RepSatisfaction> <<https://www.surveymonkey.com/r/RepSatisfaction>>

From: [REDACTED] on behalf of [Customer Feedback](#)
To: [REDACTED]
Subject: RE: NBC000543
Date: 06 October 2020 11:38:44
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi L [REDACTED]

All done for you please see ref above

Kind regards

[REDACTED]

Northampton Borough Council | The Guildhall St Giles Square, Northampton NN1 1DE |
Customer & Cultural Services | 0300 330 7000



If you would like to give us feedback please click [here](#)

From: [REDACTED] <LAphale@northampton.gov.uk>
Sent: 05 October 2020 13:26
To: Customer Feedback <customerfeedback@northampton.gov.uk>
Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

Good Afternoon,

Please see stage 1 complaint for logging on to CXM, apologies for delay in sending through – I was on annual leave. If you could let me know the reference etc. it would be appreciated.

Thank you

L [REDACTED]

From: Peter Baguley <PBaguley@northampton.gov.uk>

Sent: 01 October 2020 10:32

To: [REDACTED] <LPhale@northampton.gov.uk>

Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

[REDACTED]

Please register as stage 1.

Peter

Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability

01604 838921

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton,
NN1 1DE | 0300 330 7000

From: [REDACTED] <[REDACTED]@hotmail.co.uk>

Sent: 01 October 2020 10:22

To: Peter Baguley <PBaguley@northampton.gov.uk>

Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Graham Walker (Cllr) <cllr.gwalker@northampton.gov.uk>; Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>

Subject: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

Dear Peter

I wish to make a formal complaint about the non-existent action taken by planning enforcement with regards to the out of hours work carried out on this site and the way in which you have failed to answer the emails chasing you and asking you for specific updates and enforcement on the issue.

As you are well aware the working hours for this site are Monday - Friday 7.30am - 4.30pm and Saturday 8am- 1.00pm.

The developer has been recorded breaching working hours several times on this site and video clips were sent to both the planning enforcement team and yourself following each incident. I list the dates as follows:

Thursday May 21st 2020 after 10pm

Saturday 13th June all day

Sunday 14th June all day

Friday July 17th 2020 at 5.15pm

Thursday August 20th at 17.50pm

Residents had it in writing, from H [REDACTED] Weston, that the developer had not been given permission to have the site open out of hours on the weekend of 13th and 14th June, prior to the unauthorised out of hours work taking place. We also subsequently had it in writing from your planning enforcement team on Friday 17th July that no more breaches of this nature would be tolerated yet they have been, with no sanctioning taking place.

I would like to know why this out of hours work has been allowed to take place, time and time again, with seemingly no intention of any enforcement of any nature ever taking place?

I look forward to receiving a written response which directly answers these questions.

Kind regards

[REDACTED]



Virus-free. www.avg.com

Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]@hotmail.com<mailto:[REDACTED]@hotmail.com>>
Date: Friday, 09 Oct 2020, 2:58 pm
To: Julie Davenport (Cllr)
<cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>
Subject: Planning reforms - please help

Dear Councillor Davenport,

I'm sure you agree that a successful planning system makes a huge difference to our quality of life. I'm hearing news all the time about wildlife decline across the country; we must prepare for the challenges of the 21st century and help tackle the climate, ecological and health crises - our planning system should help. But I support The Wildlife Trusts view that as they stand, current proposals for reform in England (set out in the Planning White Paper) will not lead to a system fit for the future. Instead, these reforms could:

- increase nature's decline;
- fail to integrate nature into people's lives; and
- undermine the democratic process for local decision-making.

I have responded to the White Paper consultation. Please will you represent my concerns within the Council, and also to the Westminster Government?

Planning is devolved, but any system should be about creating and enhancing areas places where we can all lead happier and healthier lives, and enjoy and benefit from the environment around us. But there's not even a suggestion in the White Paper of including nature or accessible green spaces into the new Growth or Renewal areas! And there would be no change for wildlife in the Protected area, leaving things as they are - an approach which we know is already failing wildlife, and us.

Lastly, but perhaps most importantly for residents, the reforms are aiming to make it easier for people to get involved in planning, so we can be part of shaping the places where we live and work. Yet there will be little regard to balancing the needs and interests of residents, or opportunity for local opinion in the future without changes to the current proposals.

Please represent my concerns within the Council, and also to the Westminster Government.

Thank you.

Yours sincerely,

[REDACTED]

NN48EY

Please note that the contents of this e-mail, including any attachments thereto, may contain information which is confidential or privileged, and which is solely for the use of the recipient named above. The information contained in this e-mail, and in your reply, may be subject to disclosure under the Freedom of Information Act 2000 or other legislation, and its confidentiality cannot be guaranteed. If you are not the intended recipient, please be aware that any disclosure, copying, distribution or use of the contents of this e-mail is strictly prohibited.

Northampton Borough Council, The Guildhall, Northampton, United Kingdom, NN1 1DE
+44 (0)300 330 7000
www.northampton.gov.uk

From: [REDACTED] on behalf of Building Control
To: [REDACTED]
Cc:
Subject: Completion Certificates Plot 17 and 48
Date: 13 October 2020 14:30:33
Attachments: Completion Certificate PLOT 17 and 48.pdf

Good Afternoon,

Please find attached completion certificate for plots 17 and 48.

Kind Regards,

[REDACTED] Registration Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton
NN1 1DE | 0300 330 7000 Option 6

From Tuesday 24th March 2020, the Registration & Support teams for the Planning & Building Control team will be based from home, wherever possible, please use the planning@northampton.gov.uk or buildingcontrol@northampton.gov.uk email addresses – this will allow us to respond to you if any of us are on leave or unable to work during this time.

From: [David Simmons-Lindill](#)
To: [REDACTED]
Subject: FW: FP/2019/381 - Barry Howard Homes - Final Certs - Plot 17 (35 Harvetser Way) + Plot 48 (28 Harvester Way)
Date: 13 October 2020 07:58:48
Attachments: [Plot 17 BHH.zip](#)
[Plot 48 BHH.zip](#)

From: [REDACTED] <DBerrill@northampton.gov.uk>
Sent: 13 October 2020 07:37
To: [REDACTED] <dsimmons-lindill@northampton.gov.uk>
Cc: [REDACTED] <lhunter@northampton.gov.uk>
Subject: FP/2019/381 - Barry Howard Homes - Final Certs - Plot 17 (35 Harvetser Way) + Plot 48 (28 Harvester Way)

Morning Dave

Re: Issue of Certificates of Completion. - FP/2019/381 - Barry Howard Homes

Please will you arrange for these two plots to be finalised off today with the Certificates of Completion sent to [REDACTED]@barryhowardhomes.com. And attach the site certificates to MG as well.

Plot 17 – 35 Harvester Way

Plot 48 – 28 Harvester Way

Many thanks and kind regards

D [REDACTED] b

From: Julie Davenport (Cllr)
To: [REDACTED]
Subject: RE: Planning reforms - please help
Date: 13 October 2020 21:10:55

Dear [REDACTED]

I wholeheartedly agree with you. Developers rule as it is, just look what they did to the wildlife area in Lancaster Way. They took bulldozers in ripping out trees and shrub land where all the wildlife had made their homes. It was devastating to residents to hear distressed wildlife. It was only the hard work and petitioning of residents that saved the badgers there.

It is far too easy now for developers without giving more leeway to them. On the Planning Committee we were told that if we don't pass the application the developer will appeal. They could well win that appeal leaving us with £600,000 in legal fees like once before. The council doesn't want that. If they don't win they can appeal to the Secretary of State and due to the housing crisis they will win. Planning is a joke to me. There is no localism.

What we found out in the Lancaster away wildlife area is that all that can be protected are the bats and badgers by law. Also, before the developer has started building his land is thought of as private land, his land. So, like in our own gardens the developer can do what he wants which is why without any warning the developer turned up one morning, crashed through fences and devastated the land all the wildlife homes.

Laws are needed to protect wildlife from this but with everything else going on at the moment that is a law the Government will not be motivated to legislate for if they ever do.

Everything is geared up for the developer because each government have sold off Council houses, not rebuilt them and there is a huge shortage of affordable homes now. It really drives me nuts the lack of control local government have got so to take away even more will mean there will be even more issues with unadopted green spaces and roads, lack of standards.

I could go on and on about this because there are so many issues with the Planning system and so many residents are being affected. I believe all local Government are against the changes outlined in this White Paper

Thank you for contacting me.

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]@hotmail.co.uk>
Date: Tuesday, 13 Oct 2020, 8:52 pm
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Subject: Planning reforms - please help

Dear Councillor Davenport,

I'm sure you agree that a successful planning system makes a huge difference to our quality of life. I'm hearing news all the time about wildlife decline across the country; we must prepare for the challenges of the 21st century and help tackle the climate, ecological and health crises - our planning system should help. But I support The Wildlife Trusts view that as they stand, current proposals for reform in England (set out in the Planning White Paper) will not lead to a system fit for the future. Instead, these reforms could:

- increase nature's decline;
- fail to integrate nature into people's lives; and
- undermine the democratic process for local decision-making.

I have responded to the White Paper consultation. Please will you represent my concerns within the Council, and also to the Westminster Government?


Planning is devolved, but any system should be about creating and enhancing areas places where we can all lead happier and healthier lives, and enjoy and benefit from the environment around us. But there's not even a suggestion in the White Paper of including nature or accessible green spaces into the new Growth or Renewal areas! And there would be no change for wildlife in the Protected area, leaving things as they are - an approach which we know is already failing wildlife, and us.

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Please represent my concerns within the Council, and also to the Westminster Government.

Thank you.

Yours sincerely,


Northampton
NN4 8LN

From: H [REDACTED] Weston
To: H [REDACTED] Weston
Subject: FW: BH on Lancaster Way
Date: 14 October 2020 16:44:56

From: [REDACTED] HWeston@northampton.gov.uk>
Sent: 11 June 2020 16:33
To: [REDACTED]@outlook.com>; Emma Roberts (Cllr)
<Cllr.ERoberts@northampton.gov.uk>; Julie Davenport (Cllr)
<cllr.jdavenport@northampton.gov.uk>
Subject: RE: BH on Lancaster Way

Hello [REDACTED]

Thank you for your email. NBC have not given permission for additional hours this weekend. This appears to be an error by the developer.

I have contacted the developer to advise that permission is not given by NBC for this.

I believe this may refer to NCC Highway works occurring this weekend to the roundabout, which fall outside of the control of NBC and can occur at any time.

Kind Regards,

[REDACTED] **Principal Planning Officer**
01604837848

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton,
NN1 1DE | 0300 330 7000

From Tuesday 24th March 2020, the Development Management team will be based from home, wherever possible, please use the planning@northampton.gov.uk email address – this will allow us to respond to you if any of us are on leave or unable to work during this time. Please note that there is no access to the work phone during this period or any messages left on this.

From: [REDACTED]@outlook.com>
Sent: 11 June 2020 15:46
To: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Julie Davenport (Cllr)
<cllr.jdavenport@northampton.gov.uk>; [REDACTED] HWeston@northampton.gov.uk>
Subject: BH on Lancaster Way

Hi,

Who gave permission?! And for what?

Build your road, but



From: H [REDACTED] Weston
To: H [REDACTED] Weston
Subject: FW: Lancaster Way
Date: 14 October 2020 16:42:04
Attachments: [image001.png](#)

From: T [REDACTED] <troberts@northampton.gov.uk>
Sent: 28 July 2020 14:49
To: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED]
<rbovey@northampton.gov.uk>; [REDACTED] <jwilloughby@northampton.gov.uk>;
[REDACTED] <HWeston@northampton.gov.uk>
Subject: FW: Lancaster Way

For your info

T [REDACTED]

From: T [REDACTED] Roberts
Sent: 28 July 2020 14:48
To: 'Barry Howard' <barry.howard@barryhowardhomes.com>
Subject: Lancaster Way

Dear Mr Howard

I refer to the above site and condition 11 on planning approval N/2012/0909 which relates to the site opening times.

As you are aware the permitted opening hours for operation on your site are Monday to Friday 0730 to 1630 and Saturday 0800 to 1300.

It has been brought to the Councils attention that on Friday 17 July 2020 work was still being carried out on the site at 5.15pm. This work was taking place on the undeveloped open area opposite plot 126 and is clearly in breach of the approved hours.

I am disappointed that you have not, as promised by you, put measures in place to ensure that a breach of this nature does not take place.

In the first instance can you investigate the matter and provide full details why and how this breach occurred.

Your sincerely

T [REDACTED] Roberts
Planning Enforcement Officer
Northampton Borough Council
The Guildhall
St Giles Square
Northampton

NN1 1DE

Direct Dial 01604 837842

Mobile [REDACTED]

Customer Feedback

We would like your feedback to help us maintain and continually improve the standard of services we provide. As a customer of the **Regeneration, Enterprise and Planning Directorate** it would help us if you could take a moment to complete the online [survey](#) about your experience.

Any personal information you do provide to us will be held on a computer database. Your personal information will only be used by, and on behalf of, Northampton Borough Council in improving the service we provide to our customers.

If the hyperlink above does not work then please copy and paste this address into your internet browser: <https://www.surveymonkey.com/r/RepSatisfaction>

Northampton Borough Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule. All planning applications for liable developments submitted and granted permission after 1st April 2016 will have to pay the levy. The charge only applies to residential development and to retail developments of more than 100 square metres outside the town centre. You can find out more about Northampton's CIL, including full details of which developments are liable and which are exempt by clicking here: <http://www.northampton.gov.uk>

YOUR VOTE MATTERS

DON'T LOSE IT



Elections team - 01604 837111

<https://www.gov.uk/voting-in-the-uk/>

From: [Peter Baguley](#)
To: [L■■■■Aphale](#)
Subject: RE: Formal complaint about non enforcement action on the Lancaster Way site, Northampton
Date: 15 October 2020 14:41:23

Thanks

As its urgent, can you have ago at cutting and pasting it into one of R■■■■ stage 1 complaint responses, then forwarding for R■■■■ and I to approve? You could also check if you think James has covered all of the issues raised.

Peter.

Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability

01604 838921

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton,
NN1 1DE | 0300 330 7000

From: [■■■■Laphale@northampton.gov.uk](#)>
Sent: 15 October 2020 12:29
To: Peter Baguley <[PBaguley@northampton.gov.uk](#)>
Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site, Northampton
Importance: High

Peter,

■■■■ has replied with a draft response as attached. Please can you review and confirm the response you would like to go back to ■■■■ – as this is stage 1 should it go from R■■■■

Thank you

L■■■■

From: [L■■■■Aphale](#)
Sent: 14 October 2020 17:16
To: Peter Baguley <[PBaguley@northampton.gov.uk](#)>
Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

Peter,

Please see attached details from H■■■■ regarding the complaint for which a response is due – do you need her to provide anything further?

I haven't heard back from Enforcement yet.

L [REDACTED]

From: [REDACTED] <HWeston@northampton.gov.uk>

Sent: 14 October 2020 16:51

To: L [REDACTED] <LAphale@northampton.gov.uk>; Planning Enforcement
<planningenforcement@northampton.gov.uk>

Subject: RE: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

Hello

I believe the email where they say I said work couldn't occur on the 13th or 14th was the attached email I sent to [REDACTED] This was regarding a letter BHH sent to all neighbours stating NBC had approved the working on the site that weekend, which we hadn't.

I've also found an email T [REDACTED] sent to BHH following the 17th July incident the complaint refers to.

Let me know if you need anything else from me.

Kind Regards,

[REDACTED] **Principal Planning Officer**

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

From Tuesday 24th March 2020, the Development Management team will be based from home, wherever possible, please use the planning@northampton.gov.uk email address – this will allow us to respond to you if any of us are on leave or unable to work during this time. Please note that there is no access to the work phone during this period or any messages left on this.

From: [REDACTED] <LAphale@northampton.gov.uk>

Sent: 14 October 2020 15:43

To: Planning Enforcement <planningenforcement@northampton.gov.uk>; [REDACTED]
<HWeston@northampton.gov.uk>

Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

Importance: High

Good Afternoon,

Apologies for the late notice of the need for details to prepare a response to the complaint below, which is now due.

If you could review and forward Peter a draft response and/or details to assist with a response as a matter of urgency it would be much appreciated.

Thank you

Kind regards

**L [REDACTED] Aphalé | Executive Secretary to
Peter Baguley, Director of Planning and Sustainability
Kevin Langley, Acting Director of Economy and Assets**
Direct Line: 01604 837287-unavailable
Mobile no: [REDACTED]

Northampton Borough Council | The Guildhall St Giles Square, Northampton NN1 1DE | 0300 330 7000

From: Peter Baguley <PBaguley@northampton.gov.uk>
Sent: 14 October 2020 15:20
To: [REDACTED] <[L\[Aphale@northampton.gov.uk\]](mailto:L[Aphale@northampton.gov.uk)>
Subject: RE: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

Have we got notes from enforcement and H [REDACTED] If so need these asap.
Thanks

Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability
01604 838921

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton,
NN1 1DE | 0300 330 7000

From: [REDACTED] <[L\[Aphale@northampton.gov.uk\]](mailto:L[Aphale@northampton.gov.uk)>
Sent: 14 October 2020 13:46
To: Peter Baguley <PBaguley@northampton.gov.uk>
Subject: RE: Formal complaint about non enforcement action on the Lancaster Way site, Northampton
Importance: High

Peter,

Have you considered a response for this one yet please? The original email is dated 1st October so a response is due.

Thank you

L [REDACTED]

From: Peter Baguley <PBaguley@northampton.gov.uk>

Sent: 01 October 2020 10:32

To: [REDACTED] <Laphale@northampton.gov.uk>

Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

L [REDACTED]

Please register as stage 1.

Peter

Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability

01604 838921

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton,
NN1 1DE | 0300 330 7000

From: [REDACTED] <[REDACTED]@hotmail.co.uk>

Sent: 01 October 2020 10:22

To: Peter Baguley <PBaguley@northampton.gov.uk>

Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Graham Walker (Cllr) <cllr.gwalker@northampton.gov.uk>; Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>

Subject: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

Dear Peter

I wish to make a formal complaint about the non-existent action taken by planning enforcement with regards to the out of hours work carried out on this site and the way in which you have failed to answer the emails chasing you and asking you for specific updates and enforcement on the issue.

As you are well aware the working hours for this site are Monday - Friday 7.30am - 4.30pm and Saturday 8am- 1.00pm.

The developer has been recorded breaching working hours several times on this site and video clips were sent to both the planning enforcement team and yourself following each incident. I list the dates as follows:

Thursday May 21st 2020 after 10pm

Saturday 13th June all day

Sunday 14th June all day

Friday July 17th 2020 at 5.15pm

Thursday August 20th at 17.50pm

Residents had it in writing, from H [REDACTED] Weston, that the developer had not been given permission to have the site open out of hours on the weekend of 13th and 14th June, prior to the unauthorised out of hours work taking place. We also subsequently had it in writing from your planning enforcement team on Friday 17th July that no more breaches of this nature would be tolerated yet they have been, with no sanctioning taking place.

I would like to know why this out of hours work has been allowed to take place, time and time again, with seemingly no intention of any enforcement of any nature ever taking place?

I look forward to receiving a written response which directly answers these questions.

Kind regards

[REDACTED]



Virus-free. www.avg.com

From: J [REDACTED] Willoughby
To: L [REDACTED] Aphale
Subject: RE: Formal complaint about non enforcement action on the Lancaster Way site, Northampton
Date: 15 October 2020 12:04:39

Hi L [REDACTED]

I have detailed the dates which she has alleged in her email and answered them individually and in order she has raised them

I have also asked her to provide any other evidence of working outside the Cemp hours at the end of the draft.

I feel the details provided answer the questions raised

Regards

J [REDACTED]

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED] LAphale@northampton.gov.uk>
Date: Thursday, 15 Oct 2020, 11:58 am
To: [REDACTED] jwilloughby@northampton.gov.uk>
Subject: RE: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

Good Morning J [REDACTED]

Thank you for this, just want to double check -in the draft response below you ask for the times of the alleged breaches, if you review the email you will see [REDACTED] provides a list of dates/times or have I misunderstood?

The response is now due so if you could get back to me/Peter as soon as possible it would be much appreciated.

Thank you

L [REDACTED]

From: [REDACTED] jwilloughby@northampton.gov.uk>
Sent: 15 October 2020 11:16
To: [REDACTED] LAphale@northampton.gov.uk>
Subject: RE: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

Morning L [REDACTED]

I hope you ae well.

Please see below the details regarding why the enforcement team chose not to enforce the CEMP hours of operation. I hope this is satisfactory for Peter's requirements.

During the end of May the developer installed the Toucan crossing on the highway and Northampton County Council Highways Department requested Barry Howard Homes work through the night as a lane closure during the day would be unacceptable. This was the reason why the site was open on the 21 May 2020 and the Council had to consider whether it was expedient or proportionate given the circumstances to take formal action and concluded that it was not in the public interest to do so.

In respect of the weekend of 13th/14th June 2020, following which the Council were made aware that the site was operational on these dates outside of the permitted hours of operation in the approved CEMP which constituted a breach of planning control.

The details agreed within the Construction Management Plan under Condition 11 of planning approval N/2012/0909 are that the site opening times are 7:30am to 16:30pm Monday to Friday and 8:00am to 13:00 Saturday.

The site was open on these dates for machinery to import materials onto the site from the adjoining highways operations. These materials were subsequently deposited and stored on the site. This occurred outside of the agreed working hours for this development.

The Council is, however, mindful of the mitigating circumstances, in particular, how the alternative of having a number of vehicles parked on the public highway outside the site, and adjoining residential properties, in order to remove arisings throughout the day, would have resulted in significant disruption for a larger number of residents over a much longer period.

Therefore, in my opinion it is not in the public interest to enforce against this breach of control.

On 20 August 2020 Mr Howard made my officers aware that emergency drainage work was required to resolve an issue with the blocked main drain and hence would need to work past the approved hours of operation. Given the urgent nature of the problem, these works were acceptable to the Council to be undertaken to avoid major drainage issues to the area as a whole.

I note that you state that you are of the belief that the developer has recently carried out work outside the approved hours. I would be grateful if you would advise when these works were undertaken in order for me enforcement team to discuss this further with the developer.

Kind regards

From: [REDACTED] troberts@northampton.gov.uk On Behalf Of Planning Enforcement

Sent: 14 October 2020 16:28

To: [REDACTED] <jwilloughby@northampton.gov.uk>

Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

From: [REDACTED] <LAphale@northampton.gov.uk>

Sent: 14 October 2020 15:43

To: Planning Enforcement <planningenforcement@northampton.gov.uk>; [REDACTED] <HWeston@northampton.gov.uk>

Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

Importance: High

Good Afternoon,

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If you could review and forward Peter a draft response and/or details to assist with a response as a matter of urgency it would be much appreciated.

Thank you

Kind regards

[REDACTED] **Executive Secretary to**
Peter Baguley, Director of Planning and Sustainability
Kevin Langley, Acting Director of Economy and Assets
Direct Line: 01604 837287-unavailable
Mobile no: 07585795538

Northampton Borough Council | The Guildhall St Giles Square, Northampton NN1 1DE | 0300 330 7000

From: Peter Baguley <PBaguley@northampton.gov.uk>

Sent: 14 October 2020 15:20

To: [REDACTED] <LAphale@northampton.gov.uk>

Subject: RE: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

Have we got notes from enforcement and H [REDACTED] If so need these asap.
Thanks

Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability

01604 838921

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton,
NN1 1DE | 0300 330 7000

From: [REDACTED] <LAphale@northampton.gov.uk>

Sent: 14 October 2020 13:46

To: Peter Baguley <PBaguley@northampton.gov.uk>

Subject: RE: Formal complaint about non enforcement action on the Lancaster Way site,
Northampton

Importance: High

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[REDACTED]

From: Peter Baguley <PBaguley@northampton.gov.uk>

Sent: 01 October 2020 10:32

To: [REDACTED] <LAphale@northampton.gov.uk>

Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site,
Northampton

L [REDACTED]

Please register as stage 1.

Peter

Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability

01604 838921

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton,
NN1 1DE | 0300 330 7000

From: [REDACTED] <[REDACTED]@hotmail.co.uk>

Sent: 01 October 2020 10:22

To: Peter Baguley <PBaguley@northampton.gov.uk>

Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Graham Walker (Cllr) <cllr.gwalker@northampton.gov.uk>; Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>

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Northampton

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Thursday August 20th at 17.50pm

Residents had it in writing, from H [REDACTED] Weston, that the developer had not been given permission to have the site open out of hours on the weekend of 13th and 14th June, prior to the unauthorised out of hours work taking place. We also subsequently had it in writing from your planning enforcement team on Friday 17th July that no more breaches of this nature would be tolerated yet they have been, with no sanctioning taking place.

I would like to know why this out of hours work has been allowed to take place, time and time again, with seemingly no intention of any enforcement of any nature ever taking place?

I look forward to receiving a written response which directly answers these questions.

Kind regards

[REDACTED]

From: T [REDACTED] Roberts
To: T [REDACTED] Willoughby
Subject: RE: Formal complaint about non enforcement action on the Lancaster Way site, Northampton
Date: 15 October 2020 16:07:49

Good response.

T

From: [REDACTED] <jwilloughby@northampton.gov.uk>
Sent: 15 October 2020 16:06
To: [REDACTED] <rbovey@northampton.gov.uk>
Cc: [REDACTED] <LAphale@northampton.gov.uk>; [REDACTED]
<troberts@northampton.gov.uk>; [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

R [REDACTED]

Tamara was in email dialogue with [REDACTED] regarding a video she took of work on the site and had sent to us while I was on annual leave. T [REDACTED] sent an email response drafted to [REDACTED] and forwarded to you for approval. This email advised her that enforcement will continue reviewing the matter without forwarding the video to Barry Howard (as she did not want him to see it) and that the Council has not yet made a decision as to what action it will take.

As it happens Peter took the decision NOT to take any further action and sent [REDACTED] and the Councillors an email confirming this which included this date.

Im not sure what else we can say on this matter.

Regards

[REDACTED]

From: [REDACTED] <rbovey@northampton.gov.uk>
Sent: 15 October 2020 15:55
To: [REDACTED] <LAphale@northampton.gov.uk>
Cc: [REDACTED] <jwilloughby@northampton.gov.uk>; [REDACTED]
<HWeston@northampton.gov.uk>
Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site, Northampton
Importance: High

L [REDACTED]

I have tidied up the letter. However, I notice that a date Friday July 17th 2020 at 5.15pm that she mentioned has not been addressed in the letter. Take it that it was [REDACTED] who drafted

th

the letter. Please can J [REDACTED] elaborate further on the 17 of July please, the letter cannot be sent until this is clear.

R [REDACTED] Bovey | Development Manager

01604 837237

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton
NN1 1DE | 0300 330 7000

From: [REDACTED] <LAphale@northampton.gov.uk>

Sent: 15 October 2020 15:22

To: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED] <rbovey@northampton.gov.uk>

Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site,
Northampton

Importance: High

Good Afternoon Both,

Please see attached along with the draft response (with an additional first paragraph) in R [REDACTED] stage 1 format for your review – apologies R [REDACTED] I was chasing officers for this and omitted yourself. I do not have a reference number to populate the letter but otherwise believe this is complete. If you could review and confirm either myself or Rita can send.

Thank you

L [REDACTED]

From: L [REDACTED] Aphale

Sent: 15 October 2020 12:29

To: Peter Baguley <PBaguley@northampton.gov.uk>

Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site,
Northampton

Importance: High

Peter,

[REDACTED] has replied with a draft response as attached. Please can you review and confirm the response you would like to go back to [REDACTED] – as this is stage 1 should it go from R [REDACTED]

Thank you

L [REDACTED]

From: L [REDACTED] Aphale

Sent: 14 October 2020 17:16

To: Peter Baguley <PBaguley@northampton.gov.uk>

Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site,

Northampton

Peter,

Please see attached details from H [REDACTED] regarding the complaint for which a response is due – do you need her to provide anything further?

I haven't heard back from Enforcement yet.

L [REDACTED]

From: [REDACTED] <HWeston@northampton.gov.uk>

Sent: 14 October 2020 16:51

To: [REDACTED] <LAphale@northampton.gov.uk>; Planning Enforcement <planningenforcement@northampton.gov.uk>

Subject: RE: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

Hello

I believe the email where they say I said work couldn't occur on the 13th or 14th was the attached email I sent to Mr Seamark. This was regarding a letter BHH sent to all neighbours stating NBC had approved the working on the site that weekend, which we hadn't.

I've also found an email T [REDACTED] sent to BHH following the 17th July incident the complaint refers to.

Let me know if you need anything else from me.

Kind Regards,

H [REDACTED] Weston | Principal Planning Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

From Tuesday 24th March 2020, the Development Management team will be based from home, wherever possible, please use the planning@northampton.gov.uk email address – this will allow us to respond to you if any of us are on leave or unable to work during this time. Please note that there is no access to the work phone during this period or any messages left on this.

From: [REDACTED] <LAphale@northampton.gov.uk>

Sent: 14 October 2020 15:43

To: Planning Enforcement <planningenforcement@northampton.gov.uk>; [REDACTED] <HWeston@northampton.gov.uk>

Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site,
Northampton
Importance: High

Good Afternoon,

Apologies for the late notice of the need for details to prepare a response to the complaint below, which is now due.

If you could review and forward Peter a draft response and/or details to assist with a response as a matter of urgency it would be much appreciated.

Thank you

Kind regards

**L [REDACTED] Aphalé | Executive Secretary to
Peter Baguley, Director of Planning and Sustainability
Kevin Langley, Acting Director of Economy and Assets**
Direct Line: 01604 837287-unavailable
Mobile no: 07585795538

Northampton Borough Council | The Guildhall St Giles Square, Northampton NN1 1DE | 0300 330 7000

From: Peter Baguley <PBaguley@northampton.gov.uk>
Sent: 14 October 2020 15:20
To: [REDACTED] <LAphale@northampton.gov.uk>
Subject: RE: Formal complaint about non enforcement action on the Lancaster Way site,
Northampton

Have we got notes from enforcement and Hannah? If so need these asap.
Thanks

**Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and
Sustainability**
01604 838921

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton,
NN1 1DE | 0300 330 7000

From: [REDACTED] <LAphale@northampton.gov.uk>
Sent: 14 October 2020 13:46
To: Peter Baguley <PBaguley@northampton.gov.uk>
Subject: RE: Formal complaint about non enforcement action on the Lancaster Way site,
Northampton

Importance: High

Peter,

Have you considered a response for this one yet please? The original email is dated 1st October so a response is due.

Thank you

L [REDACTED]

From: Peter Baguley <PBaguley@northampton.gov.uk>

Sent: 01 October 2020 10:32

To: [REDACTED] <Laphale@northampton.gov.uk>

Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

L [REDACTED]

Please register as stage 1.

Peter

Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability

01604 838921

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton,
NN1 1DE | 0300 330 7000

From: [REDACTED] <[REDACTED]@hotmail.co.uk>

Sent: 01 October 2020 10:22

To: Peter Baguley <PBaguley@northampton.gov.uk>

Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Graham Walker (Cllr) <cllr.gwalker@northampton.gov.uk>; Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>

Subject: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

Dear Peter

I wish to make a formal complaint about the non-existent action taken by planning enforcement with regards to the out of hours work carried out on this site and the way in which you have failed to answer the emails chasing you and asking you for specific updates and enforcement on the issue.

As you are well aware the working hours for this site are Monday - Friday 7.30am - 4.30pm and Saturday 8am- 1.00pm.

The developer has been recorded breaching working hours several times on this site and video clips were sent to both the planning enforcement team and yourself following each incident. I list the dates as follows:

Thursday May 21st 2020 after 10pm

Saturday 13th June all day

Sunday 14th June all day

Friday July 17th 2020 at 5.15pm

Thursday August 20th at 17.50pm

Residents had it in writing, from H [REDACTED] Weston, that the developer had not been given permission to have the site open out of hours on the weekend of 13th and 14th June, prior to the unauthorised out of hours work taking place. We also subsequently had it in writing from your planning enforcement team on Friday 17th July that no more breaches of this nature would be tolerated yet they have been, with no sanctioning taking place.

I would like to know why this out of hours work has been allowed to take place, time and time again, with seemingly no intention of any enforcement of any nature ever taking place?

I look forward to receiving a written response which directly answers these questions.

Kind regards

[REDACTED]



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From: Barry Howard
To: H [REDACTED] Weston
Subject: Re: Lancaster Way
Date: 15 October 2020 15:49:24

Thanks H [REDACTED]

Hope your well and staying safe.

Best wishes Barry

Sent from my iPhone

On 15 Oct 2020, at 14:11, [REDACTED] HWeston@northampton.gov.uk> wrote:

Sorry Barry, strike that – we've just received it.

Kind Regards,

H [REDACTED] Weston | Principal Planning Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton, NN1 1DE | 0300 330 7000

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From: H [REDACTED] Weston
Sent: 15 October 2020 13:52
To: 'Barry Howard' <barry.howard@barryhowardhomes.com>
Subject: Lancaster Way

Hello Barry,

For the S106 for application N/2019/1277, we are not receiving much communication from your solicitors. We were advised that a draft agreement would be sent over on the 23rd September but we have still had nothing. Can you chase up your side?

Kind Regards,

H [REDACTED] Weston | Principal Planning Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton, NN1 1DE | 0300 330 7000

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www.northampton.gov.uk

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From: [Peter Baguley](#)
To: [R. Bovey](#)
Subject: RE: Stage 1 complaint - Lancaster Way
Date: 15 October 2020 16:24:01

Can you add an early para about enforcement action being discretionary, subject to policy and needs to be in the public interest?

Thanks

Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability

01604 838921

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton,
NN1 1DE | 0300 330 7000

From: [REDACTED] <rbovey@northampton.gov.uk>

Sent: 15 October 2020 16:22

To: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED]
<jwilloughby@northampton.gov.uk>

Subject: Stage 1 complaint - Lancaster Way

Peter and J [REDACTED]

Are you happy with this.

R. Bovey | Development Manager

01604 837237

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton
NN1 1DE | 0300 330 7000

From: R [REDACTED] Bovey
To: J [REDACTED] Willoughby
Cc: Peter Baguley; T [REDACTED] Roberts; L [REDACTED] Aphale
Subject: RE: Stage 1 complaint - Lancaster Way
Date: 15 October 2020 16:32:32

Thanks, I will add a little bit more as suggested by Peter and will send shortly.

R [REDACTED] Bovey | Development Manager

01604 837237

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton
NN1 1DE | 0300 330 7000

From: [REDACTED] <jwilloughby@northampton.gov.uk>
Sent: 15 October 2020 16:32
To: [REDACTED] <rbovey@northampton.gov.uk>
Cc: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED]
<troberts@northampton.gov.uk>
Subject: RE: Stage 1 complaint - Lancaster Way

R [REDACTED]

That's fine by me. I have just spoken to T [REDACTED] who has confirmed this.

Regards

J [REDACTED]

From: [REDACTED] <rbovey@northampton.gov.uk>
Sent: 15 October 2020 16:22
To: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED]
<jwilloughby@northampton.gov.uk>
Subject: Stage 1 complaint - Lancaster Way

Peter and J [REDACTED]

Are you happy with this.

R [REDACTED] Bovey | Development Manager

01604 837237

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton
NN1 1DE | 0300 330 7000

From: L [REDACTED] Franklin
To: L [REDACTED] Aphale; Customer Feedback
Subject: RE: Formal complaint about non enforcement action on the Lancaster Way site, Northampton
Date: 16 October 2020 09:43:25

I have uploaded this and closed it down.

Thank you,

L [REDACTED]

Lauren Franklin | Directorate Admin Support to Marion Goodman, Director of Customers and Communities | 01604 838435

Currently available on: 07585 880076

Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE
| 0300 330 7000

From: [REDACTED] LAphale@northampton.gov.uk>
Sent: 15 October 2020 16:57
To: Customer Feedback <customerfeedback@northampton.gov.uk>
Cc: [REDACTED] LFranklin@northampton.gov.uk>
Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site, Northampton
Importance: High

Good Afternoon,

Please can you log the attached response on CXM, reference NBC000543.

Thank you

L [REDACTED]

From: [REDACTED] rbovey@northampton.gov.uk>
Sent: 15 October 2020 16:53
To: [REDACTED] LAphale@northampton.gov.uk>; [REDACTED]
<LFranklin@northampton.gov.uk>
Cc: [REDACTED] HWeston@northampton.gov.uk>; [REDACTED]
<jwilloughby@northampton.gov.uk>
Subject: FW: Formal complaint about non enforcement action on the Lancaster Way site, Northampton
Importance: High

All,

For your record.

H [REDACTED] please put in the system as confidential. Thanks.

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton
NN1 1DE | 0300 330 7000

Importance: High

Regards

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton
NN1 1DE | 0300 330 7000

Subject: Formal complaint about non enforcement action on the Lancaster Way site, Northampton

As you are well aware the working hours for this site are Monday - Friday 7.30am - 4.30pm and Saturday 8am- 1.00pm.

The developer has been recorded breaching working hours several times on this site and video clips were sent to both the planning enforcement team and yourself following each incident. I list the dates as follows:

Thursday May 21st 2020 after 10pm

Saturday 13th June all day

Sunday 14th June all day

Friday July 17th 2020 at 5.15pm

Thursday August 20th at 17.50pm

Residents had it in writing, from H [REDACTED] Weston, that the developer had not been given permission to have the site open out of hours on the weekend of 13th and 14th June, prior to the unauthorised out of hours work taking place. We also subsequently had it in writing from your planning enforcement team on Friday 17th July that no more breaches of this nature would be tolerated yet they have been, with no sanctioning taking place.

I would like to know why this out of hours work has been allowed to take place, time and time again, with seemingly no intention of any enforcement of any nature ever taking place?

I look forward to receiving a written response which directly answers these questions.

Kind regards

[REDACTED]



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From: H [REDACTED] Weston
To: Peter Baguley
Cc: R [REDACTED] Bovey; N [REDACTED] Scaife
Subject: RE: Lancaster Way
Date: 19 October 2020 16:51:47

Hi Peter,

Browne Jacobson confirmed last week that we finally received a draft s106. I'm waiting for them to look through this and send through to me with their comments.

Kind Regards,

H [REDACTED] Weston | Principal Planning Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton,
NN1 1DE | 0300 330 7000

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From: Peter Baguley <PBaguley@northampton.gov.uk>
Sent: 19 October 2020 16:50
To: [REDACTED] <HWeston@northampton.gov.uk>
Cc: [REDACTED] <rbovey@northampton.gov.uk>; [REDACTED] <NScaife@northampton.gov.uk>
Subject: Lancaster Way

Hi H [REDACTED]

As the 3 months is nearly up, can you update me on where we are with the s106 following the July Committee?

Thanks

Peter

Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability

01604 838921

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton,
NN1 1DE | 0300 330 7000

From: N Scaife
To: H Weston
Subject: RE: due 30/10/20 : n/2020/0769 - lancaster way substation
Date: 20 October 2020 15:59:17

Thanks

I'll try and get it out tomorrow.

N Scaife | Development Management Team Leader
01604 837692

From Tuesday 24th March 2020 the Development Management team will be working from home, wherever possible. Please use the planning@northampton.gov.uk email address for non-specific queries – this will allow us to respond to you if any of us are on leave or unable to work during this time.

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Customer Feedback

We would like your feedback to help us maintain and continually improve the standard of services we provide. As a customer of the **Regeneration, Enterprise and Planning Directorate** it would help us if you could take a moment to complete the online [survey](#) about your experience.

Any personal information you do provide to us will be held on a computer database. Your personal information will only be used by, and on behalf of, Northampton Borough Council in improving the service we provide to our customers.

If the hyperlink above does not work then please copy and paste this address into your internet browser: <https://www.surveymonkey.com/r/RepSatisfaction>

From: H Weston <HWeston@northampton.gov.uk>
Sent: 20 October 2020 15:35
To: N Scaife <NScaife@northampton.gov.uk>
Subject: due 30/10/20 : n/2020/0769 - lancaster way substation

Sorry, forgot to put due date in subject!

From: H Weston
Sent: 20 October 2020 15:34
To: N Scaife <NScaife@northampton.gov.uk>
Cc: Peter Baguley <PBaguley@northampton.gov.uk>; R Bovey <rbovey@northampton.gov.uk>
Subject: n/2020/0769 - lancaster way substation

Hello N

The Lancaster way substation app is now ready in Mastergov

Peter/R – just FYI that this is now ready as we have been discussing it – due date is the 30th

October.

Kind Regards,

H [REDACTED] Weston | Principal Planning Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton,
NN1 1DE | 0300 330 7000

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From: [REDACTED] on behalf of Building Control
To: [REDACTED]@barryhowardhomes.com"
Subject: Application FP/2019/381
Date: 21 October 2020 11:45:22
Attachments: Completion Certificate_FP2019381(1)(1).pdf

Please see the attached correspondence regarding the above Building Regulations application or enquiry.

Kind regards

[REDACTED] Planning Support Officer
0300 330 7000 Option 6

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Northampton
NN1 1DE | 0300 330 7000

Customer Feedback

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If the hyperlink above does not work then please copy and paste this address into your internet browser: <https://www.surveymonkey.com/r/RepSatisfaction>
<<https://www.surveymonkey.com/r/RepSatisfaction>>

From: Barry Howard
To: J [REDACTED] Willoughby; [REDACTED]
Subject: Fwd: Confirmation of badger licence and next steps
Date: 22 October 2020 18:43:50
Attachments: [2020-49588-SPM-WLM - Howard - Lancaster Way - Annexe 22 October 2020.pdf](#)
[2020-49588-SPM-WLM - Howard - Licence.pdf](#)
[2020-49588-SPM-WLM - Howard - Applicant Cover Letter.pdf](#)
[2020-49588-SPM-WLM - Howard - Cover Letter.pdf](#)

J [REDACTED]

Hi. We will of course follow ecological officers guidance at all times as we have in the past.

You are both welcome at anytime to visit should you wish, I know you can anyway! but please feel free to pop in.

Thanks Barry

Sent from my iPad

Begin forwarded message:

From: [REDACTED]@ecolocation.org.uk>
Date: 22 October 2020 at 17:03:07 BST
To: Barry Howard <barry.howard@barryhowardhomes.com>
Subject: Confirmation of badger licence and next steps

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Dear Barry

Badger licence

I'm very pleased to attach the badger licence for the closure of the remaining two setts (1 and 3) at Lancaster Way. I would ask that a copy of this is printed and kept on site at all times as it must be available should anyone from the police or Natural England visit the site.

Next steps

Following our site meeting on 20th October, and in accordance with the conditions of the issued badger licence, I can confirm the next steps are as follows:

1. Complete the foundations for any properties at 'Fairhaven' and 'Langholm' that are within 30m of the artificial sett entrances before the end of October. Note that the licence does not specify that direct ecological supervision is required for this, although we will be available to initially instruct, and then as required.

Immediately prior to the start of works, an ecologist will conduct a walkover of the area to ensure there are no badger holes to be directly impacted by the proposed works. Herras fencing will be in place along the eastern boundary of

the artificial sett and the western boundary of the existing setts to ensure that this working area is separated from the two badger areas and will prevent any encroachment. Works will proceed under ecological supervision as appropriate.

2. Complete the installation of the badger-proof fencing to the northern, eastern and western boundaries of the artificial sett before the end of October. As per the licence, this element must be completed under ecological supervision and must be done using a mini-digger with a bucket 60cm or less and with a series of shallow scrapes no more than 10cm in depth at a time. Should a badger tunnel be exposed your supervising ecologist will stop the works until we can confirm with NE the best way to proceed.

3. I can confirm following my visit to the site on 20th October 2020 that the base for the access road to 1-4 Tunnel Hill Cottages is already in place and no further digging for this road is necessary; hence the disturbing aspect of the works in this area are considered complete already.

4. Vegetation clearance of the existing badger area around setts 1 and 3 will commence and be completed prior to 2nd November and will be done so under direct ecological supervision with all vegetation cut by hand (without the use of tracked vehicles) and removed from the area.


5. Following completion of steps 1-4 above, in line with the NE badger licence, the 1-way gates and mesh can then be fitted to setts 1 and 3 and the period of exclusion can commence. Ecologists will monitor these efforts to ensure that no badger returns and enters either sett for a 21 day period, following which the tunnels and chambers can be carefully exposed under direct ecological supervision and thereafter works can continue in this area, whilst ensuring that the artificial sett and the fencing around it remains in place until all works are complete.

6. Should any issues arise during the time period covered by the tasks above, the solution will be discussed and agreed with NE before continuing.

Start date

I propose that we start these works asap - how does 9am on Friday 23rd October suit you?

I look forward to hearing from you.

 BSc (Hons) MSc MCIEEM

Technical Director



Please note my new working pattern of 8am-4pm on Monday, Tuesday, Thursday and Friday.

We are on the move!

We have found this year that business operates perfectly well without a central base and all staff will work remotely henceforth.

Our new postal address and landline no. are below; however, you will be pleased to know that it is business as usual!

Please note: We are only undertaking face-to-face appointments and site visits with suitable precautions in place due to COVID-19.

The Shambles, 27 Brookside, Stretton on Dunsmore, Rugby, Warwickshire, CV23 9NH

M: 07896 755298 T: 02476 542301 E: anna@ecolocation.org.uk W: www.ecolocation.org.uk

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From: R [REDACTED] Oxley on behalf of Building Control
To: [REDACTED]@barryhowardhomes.com"
Subject: Application FP/2019/381
Date: 23 October 2020 16:28:35
Attachments: Completion Certificate_FP2019381(1)(2).pdf

Please see the attached correspondence regarding the above Building Regulations application or enquiry.

Kind regards

R [REDACTED] Oxley | Planning Support Officer
0300 330 7000 Option 6

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton
NN1 1DE | 0300 330 7000

Customer Feedback

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<<https://www.surveymonkey.com/r/RepSatisfaction>>

From: D [REDACTED] Berrill
To: F [REDACTED] Denton
Subject: FP/2019/381 - FW: Lancaster Way Plot 6
Date: 23 October 2020 09:50:55
Attachments: [image001.png](#)

Hi F [REDACTED]

Welcome back hope all went well yesterday.

Please will you email over asap Plot 6 final cert to [REDACTED] as they have a tenant waiting to move in.

Thank you very much

D

From: [REDACTED]@barryhowardhomes.com>
Sent: 23 October 2020 09:29
To: [REDACTED]<DBerrill@northampton.gov.uk>
Subject: RE: Lancaster Way Plot 6

Hi D [REDACTED]

May I have the Building Control Certs for plot 6 please.

Kind Regards,

[REDACTED]
Technical Manager

[REDACTED]

Barry Howard Homes
9 Basset Court, Loake Close, Grange Park, Northampton, NN4 5EZ
Tel: 01604 629305
Mobile: [REDACTED]
Email: [REDACTED]@barryhowardhomes.com

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From: D [REDACTED] Berrill
To: F [REDACTED] Denton
Subject: FW: Lancaster Way Plot 30
Date: 23 October 2020 10:18:05
Attachments: [image001.png](#)

Hi F [REDACTED]

Please will you final off plots 28; 29; 30 asap and email over to [REDACTED]

Many thanks

D

From: [REDACTED]<[REDACTED]@barryhowardhomes.com>
Sent: 22 October 2020 16:22
To: [REDACTED]<DBerrill@northampton.gov.uk>
Subject: FW: Lancaster Way Plot 30

Hi D [REDACTED]

May I have the Building Control Certs for plot 30 please.

Kind Regards,

[REDACTED]
Technical Manager

Barry Howard Homes
9 Basset Court, Loake Close, Grange Park, Northampton, NN4 5EZ
Tel: 01604 629305
Mobile: [REDACTED]
Email: [REDACTED]<[REDACTED]@barryhowardhomes.com>

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From: [REDACTED]
To: [REDACTED]@northants.police.uk
Cc: Emma Roberts (Cllr); northantsbadgergroup@gmail.com
Subject: Fwd: Lancaster Way, Barry Howard Homes: badger licence
Date: 23 October 2020 15:55:08

Hi C [REDACTED]

Sorry to keep emailing you but the residents here are wondering what to do if/when the developer goes into the enclosed badger sett area with heavy machinery again? Does the licence allow the developer to use Heavy machinery in there or not?

The police officers residents spoke to after the incident gave the distinct impression that heavy machinery should not be being used in the enclosed area. (We obviously don't want to be calling out the police in the future unless it's necessary, hence my question).

Kind regards
[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]@hotmail.co.uk>
Date: 23 October 2020 at 15:20:11 BST
To: [REDACTED]@northants.police.uk" [REDACTED]@northants.police.uk>
Cc: "northantsbadgergroup@gmail.com"
<northantsbadgergroup@gmail.com>, Emma Roberts
<Cllr.ERoberts@northampton.gov.uk>
Subject: Fwd: Lancaster Way, Barry Howard Homes: badger licence

FYI....video attached of heavy machinery going into the badger sett area.
<Video.mov>

Regards
[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]@hotmail.co.uk>
Date: 23 October 2020 at 14:59:40 BST
To: [REDACTED]@northants.police.uk"
[REDACTED]@northants.police.uk>,
[REDACTED]@northantspolice.uk" [REDACTED]@northantspolice.uk>
Cc: "northantsbadgergroup@gmail.com"
<northantsbadgergroup@gmail.com>, Emma Roberts
<Cllr.ERoberts@northampton.gov.uk>
Subject: Lancaster Way, Barry Howard Homes: badger
licence

Hi

Please could you send a copy of the latest badger licence the developer has obtained to the badger group and our local councillor, Emma Roberts?

Many thanks in advance

[REDACTED]

(Far cotton resident)

Sent from my iPhone

From: ICT Help Desk (ext 8888)
To: Emma Roberts (Cllr)
Subject: NBC Email Security System has quarantined an email
Date: 23 October 2020 15:20:14

This notification has been sent to inform you that a message:

From: [REDACTED]@hotmail.co.uk
To: Cllr.ERoberts@northampton.gov.uk
Subject: Fwd: Lancaster Way, Barry Howard Homes: badger licence

Email Size: 3492004

No. attachment: 1

has been quarantined by Trend Micro InterScan Messaging Security System because of rule: NBC - Zip File attachments - With Exceptions - Rule NBC - Zip File attachments - With Exceptions is triggered.

If you believe this is a genuine e-mail and you are expecting it, please contact ICT helpdesk to release the email.

Any quarantined emails will be deleted automatically after 5 days.

From: [REDACTED] <WRousell@northampton.gov.uk>
Sent: 23 October 2020 14:23
To: [REDACTED] <HWeston@northampton.gov.uk>
Cc: [REDACTED] <jwilloughby@northampton.gov.uk>
Subject: Lancaster Way

Hi H [REDACTED]

Hope you have had a good break.

J [REDACTED] has been to visit Lancaster Way today. Barry has mentioned that he has the play equipment on order from Wickstead, which is a supplier we are familiar with, but I don't think I have seen an open space specification that matches the scheme?

Would you be able to check if you have one or if you have agreed the equipment and the surfacing (I would like to see wetpour around the equipment rather than just chippings).

Also, would you be able to give me an update on where we are with the latest s106 agreement.

Many thanks

W [REDACTED]

[REDACTED] Senior Planning Officer (S106/CIL Delivery)

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton
NN1 1DE | 0300 330 7000

From Tuesday 24th March 2020, the Development Management team will be based from home, wherever possible, please use the planning@northampton.gov.uk email address – this will allow us to respond to you if any of us are on leave or unable to work during this time.

From: H [REDACTED] Weston
To: W [REDACTED] Rousell
Subject: RE: Lancaster Way
Date: 26 October 2020 15:12:11

I can't remember anything.....doesn't mean they wont come back and say they sent it to me as part of a condition pack but I don't think they have.....!

H [REDACTED]

From: [REDACTED] <WRousell@northampton.gov.uk>

Sent: 26 October 2020 15:05

To: [REDACTED] <HWeston@northampton.gov.uk>; [REDACTED]

<jwilloughby@northampton.gov.uk>

Subject: RE: Lancaster Way

I haven't asked yet H [REDACTED] as I wanted to check you didn't have them already, but I can follow it up now I know.... And when my connection is working properly.

W [REDACTED]

From: [REDACTED] <HWeston@northampton.gov.uk>

Sent: 26 October 2020 14:57

To: [REDACTED] <WRousell@northampton.gov.uk>; [REDACTED]

<jwilloughby@northampton.gov.uk>

Subject: RE: Lancaster Way

Sorry, I meant the new s106 for 2019/1277.

The breaches of the current s106 2012/0909 do need to be resolved and it may be worth mentioning to Barry as things only seem to get done if we go straight to Barry.

Have you asked them for the details already W [REDACTED]

hmmmm I don't know if we are adopting this area.....not something I've come across before.

Kind Regards,

H [REDACTED] Weston | Principal Planning Officer

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NN1 1DE | 0300 330 7000

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From: [REDACTED] <WRousell@northampton.gov.uk>

Sent: 26 October 2020 14:51

To: [REDACTED] <HWeston@northampton.gov.uk>; [REDACTED]

<jwilloughby@northampton.gov.uk>

Subject: RE: Lancaster Way

H [REDACTED]

I think we need the specification from Barry asap though, as I understand the equipment has been ordered. We need to see what the surfacing will be. Are we going to adopt this area?

W [REDACTED]

From: [REDACTED] <HWeston@northampton.gov.uk>

Sent: 26 October 2020 14:49

To: [REDACTED] <jwilloughby@northampton.gov.uk>; [REDACTED]

<WRousell@northampton.gov.uk>

Subject: RE: Lancaster Way

Thanks J [REDACTED] with regards to the S106 it is actually now our side who I'm waiting on so no need to mention that part to Barry.

H [REDACTED]

From: [REDACTED] <jwilloughby@northampton.gov.uk>

Sent: 26 October 2020 13:31

To: [REDACTED] <WRousell@northampton.gov.uk>; [REDACTED]

<HWeston@northampton.gov.uk>

Subject: RE: Lancaster Way

I'm due to pop down later this week to check the badger sett, do you want me to say anything to Barry ?

Sent with BlackBerry Work

(www.blackberry.com)

From: [REDACTED] <WRousell@northampton.gov.uk>

Date: Monday, 26 Oct 2020, 12:57 pm

To: [REDACTED] <HWeston@northampton.gov.uk>

Cc: [REDACTED] <jwilloughby@northampton.gov.uk>

Subject: RE: Lancaster Way

Thank you H [REDACTED] I will give them a nudge.

Who are you dealing with at BJ? Both [REDACTED] were very active last week, because the other side were chasing them for updates.

Wendy

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 26 October 2020 12:55
To: [REDACTED] <WRousell@northampton.gov.uk>
Cc: [REDACTED] <jwilloughby@northampton.gov.uk>
Subject: RE: Lancaster Way

Hi

I haven't had anything recently with details of the equipment etc. – I've agreed landscaping but under conditions and not play equipment etc.

The s106 – well – 2 weeks ago Browne Jacobson said they had finally received a draft and would send me a copy with their comments on – I still await this!

Kind Regards,

H [REDACTED] Weston | Principal Planning Officer

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NN1 1DE | 0300 330 7000

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From: W [REDACTED] Rousell <WRousell@northampton.gov.uk>
Sent: 23 October 2020 14:23
To: H [REDACTED] Weston <HWeston@northampton.gov.uk>
Cc: J [REDACTED] Willoughby <jwilloughby@northampton.gov.uk>
Subject: Lancaster Way

Hi H [REDACTED]

Hope you have had a good break.

J [REDACTED] has been to visit Lancaster Way today. Barry has mentioned that he has the play equipment on order from Wickstead, which is a supplier we are familiar with, but I don't think I have seen an open space specification that matches the scheme?

Would you be able to check if you have one or if you have agreed the equipment and the surfacing (I would like to see wetpour around the equipment rather than just chippings).

Also, would you be able to give me an update on where we are with the latest s106 agreement.

Many thanks

W [REDACTED]

W [REDACTED] Rousell | Senior Planning Officer (S106/CIL Delivery)

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From: [REDACTED]
To: [Planning; H \[REDACTED\] Weston](#)
Cc: [REDACTED]
Subject: RE: Planning Application N/2020/0769 Land off Lancaster Way Northampton Northamptonshire
Date: 26 October 2020 23:02:19
Attachments: [N20200769 Land off Lancaster Way.pdf](#)

H [REDACTED]

Please find attached the LHA response to N/2020/0769 Land off Lancaster Way Northampton Northamptonshire.

Kind regards,

[REDACTED]
Development Management Engineer (Northampton)
Northamptonshire Highways
NCC

From: [REDACTED] <DJaskulska@northampton.gov.uk> **On Behalf Of** Planning
Sent: 05 October 2020 10:40
To: HighwaysdcNBC <HighwaysdcNBC@northamptonshire.gov.uk>
Subject: Planning Application N/2020/0769 Land off Lancaster Way Northampton Northamptonshire

Please see the attached letter regarding the above planning application which has been received by the Northampton Borough Council. Please follow the link below in order to view plans and information regarding this application. Insert the Application Reference Number in full into the search box and click submit

<http://planning.northamptonboroughcouncil.com/planning>

Please send your response to planning@northampton.gov.uk

Please send any correspondence relating to this application to planning@northampton.gov.uk quoting the reference number in the subject line.

Kind regards.

[REDACTED] Planning and Building Control Registration Officer
0300 330 7000 option 6

Planning and Building Control | Northampton Borough Council | The Guildhall, St Giles Square, Northampton NN1 1DE | 0300 330 7000

From Tuesday 24th March 2020, the Registration & Support teams for the Planning & Building Control team will be based from home, wherever possible, please use the planning@northampton.gov.uk <<mailto:planning@northampton.gov.uk>> or buildingcontrol@northampton.gov.uk <<mailto:buildingcontrol@northampton.gov.uk>>

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Northamptonshire County Council. <http://www.northamptonshire.gov.uk>

From: [REDACTED] on behalf of Planning
To: [REDACTED]@btinternet.com"
Subject: Planning Application Consultation N/2020/0769 Land off Lancaster Way Northampton Northamptonshire
Date: 27 October 2020 12:41:18
Attachments: eNeigh [REDACTED].pdf

Please see attached correspondence relating to the above application.

If you have any further queries, please direct them to planning@northampton.gov.uk

[REDACTED] Planning Officer

Planning Service | Northampton Borough Council | The Guildhall, St Giles Square,
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NN1 1DE | 0300 330 7000

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<<https://www.surveymonkey.com/r/RepSatisfaction>> about your experience. Any personal information you do provide to us will be held on a computer database. Your personal information will only be used by, and on behalf of, Northampton Borough Council in improving the service we provide to our customers. If the hyperlink above does not work then please copy and paste this address into your internet browser:

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From: N [REDACTED] Scaife
To: H [REDACTED] Weston
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY
Date: 27 October 2020 11:17:03

Hi

What I mean is that it's part retrospective as I understand it so do we need this condition?

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

N [REDACTED] Scaife | Development Management Team Leader
01604 837692

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From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 27 October 2020 11:12
To: [REDACTED] <NScaife@northampton.gov.uk>
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY

No – its permanent – is that what you mean?
We've already approved one without.

Kind Regards,

[REDACTED] Principal Planning Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton,
NN1 1DE | 0300 330 7000

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From: [REDACTED] <NScaife@northampton.gov.uk>
Sent: 27 October 2020 11:10
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY

Does it need time limit condition?

[REDACTED] **Development Management Team Leader**
01604 837692

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From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 27 October 2020 11:01
To: [REDACTED] <NScaife@northampton.gov.uk>
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY

Done,
Thanks
H [REDACTED]

From: [REDACTED] <NScaife@northampton.gov.uk>
Sent: 27 October 2020 10:56

To: [REDACTED] <HWeston@northampton.gov.uk>

Subject: N/2020/0769 - SUB STATION, LANCASTER WAY

Hi H [REDACTED]

Can you just update the plans tab in MGov as I think it still has the old plans in.

Also, as it's already there, do we need a Time Limit condition.

If you could do this now for me and I'll get it across with today's decisions.

If you're really busy let me know and I'll send it tomorrow.

Thanks

[REDACTED] Development Management Team Leader

01604 837692

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If the hyperlink above does not work then please copy and paste this address into your internet browser: <https://www.surveymonkey.com/r/RepSatisfaction>

From: H [REDACTED] Weston
To: N [REDACTED] Scaife
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY
Date: 27 October 2020 11:40:02

thanks

From: [REDACTED] <NScaife@northampton.gov.uk>
Sent: 27 October 2020 11:39
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY

I'm back out now

[REDACTED] Development Management Team Leader
01604 837692

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If the hyperlink above does not work then please copy and paste this address into your internet browser: <https://www.surveymonkey.com/r/RepSatisfaction>

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 27 October 2020 11:36
To: [REDACTED] <NScaife@northampton.gov.uk>
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY

I'll close it now – just found that Kanchan's NPH had the wrong plans – a completely different site!

From: [REDACTED] <NScaife@northampton.gov.uk>
Sent: 27 October 2020 11:35
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY

Noted.

We'll have a chat between us first.

Can you let me know when you're out the presentation and I'll just save a quick copy and start sorting my bit out.

Thanks

Development Management Team Leader
01604 837692

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From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 27 October 2020 11:28
To: [REDACTED] <NScaife@northampton.gov.uk>
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY

I think it is actually the way [REDACTED] puts the plans on – they are converted to low quality photos and then you can't see any details.

I'm having to find the original plans and snip them into the presentation so that you can see them.

The aerial images have also been done from miles away, I couldn't even see the house on [REDACTED]

Might be worth raising how the committee presentations are prepared? Although [REDACTED] isn't at the meeting either so I don't think anyone will have an input.

Maybe we could do with a discussion between R [REDACTED] A [REDACTED] me and you as to how the presentation is done – if the plans can be snipped in instead it would save a lot of time – I'm sure it will be something about size limits etc, but there is no point having a presentation if no one can see the plans because the quality is so bad.

Can you not forward this on to D [REDACTED] though – R [REDACTED] has forwarded them on in the past and then D [REDACTED] just forwards it on to, in this case, M [REDACTED]

[REDACTED]

Kind Regards,

[REDACTED] **Principal Planning Officer**

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton,
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From: [REDACTED] <NScaife@northampton.gov.uk>
Sent: 27 October 2020 11:22
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY



I've put IT problems on the list for tomorrow's meeting but realised you're not there.

Give me a ring if you need me to get IT helpdesk to contact you today.

[REDACTED] **Development Management Team Leader**

01604 837692

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From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 27 October 2020 11:19
To: [REDACTED] <NScaife@northampton.gov.uk>
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY

It's not looking good for committee! I been zapped by looking at the committee presentation and having to re-do most of it – the plans have been scanned in in a really bad quality and size so I'm re-doing all of the ones I'm doing! Sad times.

Kind Regards,

[REDACTED] Principal Planning Officer

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From: [REDACTED] <NScaife@northampton.gov.uk>
Sent: 27 October 2020 11:18
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY

Don't worry about phoning – we got there

[REDACTED] Development Management Team Leader

01604 837692

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From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 27 October 2020 11:17
To: [REDACTED] <NScaife@northampton.gov.uk>
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY

Hi

Just realised what you meant - No – it doesn't need the time limit one – it has been partially built (the substation is on site) – that can be deleted.

Other conditions should be worded to require details within certain time frames because of this.....hopefully!

I'll give you a ring – just opening the system – everything keeps crashing today!

Kind Regards,

[REDACTED] **Principal Planning Officer**

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From: [REDACTED] <NScaife@northampton.gov.uk>
Sent: 27 October 2020 11:13
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY

Cant get through on your phone.

[REDACTED] **Development Management Team Leader**
01604 837692

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From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 27 October 2020 11:12
To: [REDACTED] <NScaife@northampton.gov.uk>
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY

No – its permanent – is that what you mean?
We've already approved one without.

Kind Regards,

[REDACTED] **Principal Planning Officer**

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From: [REDACTED] <NScaife@northampton.gov.uk>
Sent: 27 October 2020 11:10
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY

Does it need time limit condition?

[REDACTED] **Development Management Team Leader**
01604 837692

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specific queries – this will allow us to respond to you if any of us are on leave or unable to work during this time.

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If the hyperlink above does not work then please copy and paste this address into your internet browser: <https://www.surveymonkey.com/r/RepSatisfaction>

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 27 October 2020 11:01
To: [REDACTED] <NScaife@northampton.gov.uk>
Subject: RE: N/2020/0769 - SUB STATION, LANCASTER WAY

Done,
Thanks
H [REDACTED]

From: [REDACTED] <NScaife@northampton.gov.uk>
Sent: 27 October 2020 10:56
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: N/2020/0769 - SUB STATION, LANCASTER WAY

Hi H [REDACTED]

Can you just update the plans tab in MGov as I think it still has the old plans in.

Also, as it's already there, do we need a Time Limit condition.

If you could do this now for me and I'll get it across with today's decisions.

If you're really busy let me know and I'll send it tomorrow.

Thanks

[REDACTED] **Development Management Team Leader**
01604 837692

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From: [REDACTED]
To: H [REDACTED] Weston
Cc: Phil Harris; R [REDACTED] Bovey
Subject: RE: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development
Date: 28 October 2020 14:10:32

Many thanks, much appreciated for your swift response.

Kind Regards

[REDACTED]
Development Officer
Stonewater

Mob: [REDACTED]

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From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 28 October 2020 12:10
To: [REDACTED]@Stonewater.org>
Cc: Phil Harris <PHarris@northampton.gov.uk>; R [REDACTED] Bovey <rbovey@northampton.gov.uk>
Subject: RE: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development

Hello [REDACTED]

The sign is not in accordance with what you can do under deemed or express consent (those that do not need consent) and an application for advertisement consent would be needed.

The fee would be £462.

Kind Regards,

[REDACTED] **Principal Planning Officer**

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From: [REDACTED]@Stonewater.org>
Sent: 28 October 2020 10:59
To: [REDACTED] <HWeston@northampton.gov.uk>
Cc: Phil Harris <PHarris@northampton.gov.uk>; [REDACTED] <rbovey@northampton.gov.uk>
Subject: RE: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development

Good Morning,

I hope you are well?

Following on from your email below, I have been liaising with the developer requesting their assistance and they have

provided the following comments which I wanted to clarify with you::

The site is not in a Conservatory Area, as such the signage is based on permitted development rights, refer to guideline as attached. I believe your proposals fall within this guideline.

Please follow the link below to the advertisement guidance note and see attached 326679-Outdoor advertisements and signs guide.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/11499/326679.pdf

Is the above in line with the consent you have advised we need to seek, if we wish to erect the Stonewater sign board?

Additionally, are you able to advise the costings for providing advertising consent?

Thanking you in advance.

Kind Regards



Development Officer

[Stonewater](#)

Mob: [REDACTED]

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From: [REDACTED] <HWeston@northampton.gov.uk>

Sent: 23 September 2020 11:21

To: [REDACTED] <[\[REDACTED\]@stonewater.org](mailto:[REDACTED]@stonewater.org)>

Cc: Phil Harris <PHarris@northampton.gov.uk>; [REDACTED] <rbovey@northampton.gov.uk>

Subject: RE: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development

Good morning [REDACTED]

Thank you for sending these details over. I can see the sign would be at the entrance to the Lancaster Way development near the substation.

I would advise that it is considered that Advertisement Consent would be required for the proposed sign as it does not fall within the category of those signs that have deemed or express consent.

An advertisement consent application can be submitted online through the Planning Portal -

<https://www.planningportal.co.uk/>.

An assessment would then be made as to whether the proposed sign would be appropriate for the location proposed with regards to appearance and the impact upon highway safety.

I note reference is made to a road called Wilsons Walk. I have discussed with my colleague who assigned road names and a road called Wilsons Walk was not accepted and this road should be called Harvester Way.

Kind Regards,



Principal Planning Officer

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leave or unable to work during this time. Please note that there is no access to the work phone during this period or any messages left on this.

From: [REDACTED] <[REDACTED]@Stonewater.org>

Sent: 22 September 2020 17:12

To: [REDACTED] <HWeston@northampton.gov.uk>

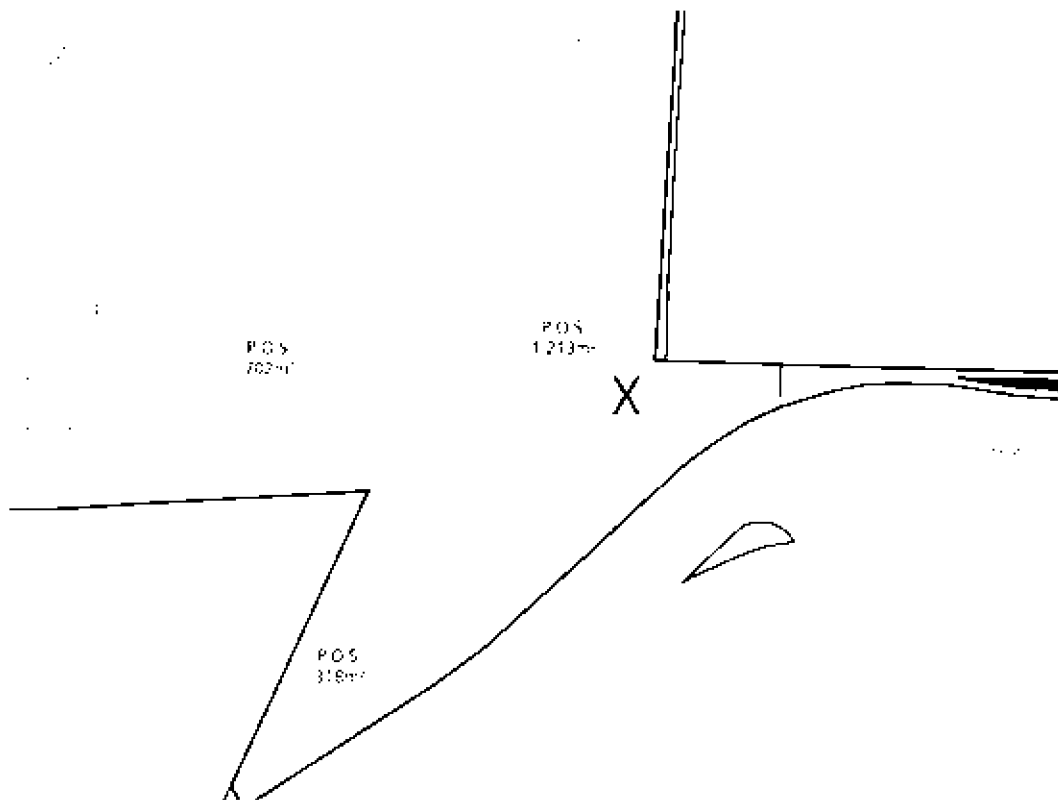
Subject: RE: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development

Good Afternoon H [REDACTED]

Many thanks for your email, much appreciated.

In terms of location, the below red cross, marks the spot of the location of the Stonewater signage we wish to erect. Photo for reference also. This location has been agree with the developer, however should NBC have concerns we are willing to work with you regarding this.

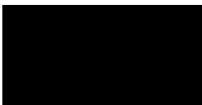
Please also see updated artwork which reflects the companies we are working with on this development.





Should you have any queries, please do let me know.

Kind Regards



Development Officer
[Stonewater](#)

Mob: [REDACTED]

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From: [REDACTED] <HWeston@northampton.gov.uk>

Sent: 22 September 2020 16:40

To: [REDACTED] <[\[REDACTED\]@Stonewater.org](mailto:[REDACTED]@Stonewater.org)>

Subject: RE: SIGNAGE - Wilsons Walk, off Lancaster Way, Northampton development

Good afternoon [REDACTED]

I have been asked to advise you as to whether you would need advertisement consent for this sign.
Are you able to provide me with some more details as to where the sign(s) would be located precisely – can you mark these on a map?
Thank you.

Kind Regards,



Principal Planning Officer

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From: [REDACTED] <Jennifer.Bell@Stonewater.org>

Sent: 17 September 2020 12:24

To: [REDACTED] <JNuth@northampton.gov.uk>; communications <communications@northampton.gov.uk>; Phil Harris <PHarris@northampton.gov.uk>

Subject: RE: Signage - Use of NBC logo - Wilsons Walk, off Lancaster Way, Northampton development

Good Afternoon,

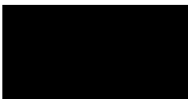
Thank you for coming back to me, much appreciated. I shall await hearing from either yourself or Phil Harris regarding the logo.

In terms of marketing, I believe our sales team have been marketing the Shared Ownership plots (of which there are 18 in total) for a period of time, as coming soon and have this week released the pricing and are pursuing interest as we speak. The sign board will only be required for the duration of the time it takes for us to sell the Shared Ownership plots, which are being handed over in different phases. Approximate time period for the sign to be in situ will be 8-12 months I would presume, but this is dependent on the interest levels and market conditions.

I trust this assists with your queries, raised below.

Thanking you in advance.

Kind Regards



Development Officer

[Stonewater](#)

Mob: [REDACTED]

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From: [Gavin Smith](#)
To: [REDACTED]
Cc: [Emma Roberts \(Cllr\)](#)
Subject: RE: Barry Howard Homes Development Site (Buckingham Fields)
Date: 29 October 2020 06:29:33
Attachments: [image001.png](#)

Good morning [REDACTED]

Everything is fine thank you. I hope that is the same for you and your family.

The Land Contamination report by Soiltechnics has been issued in draft form which I have passed comment on but it has not been formally submitted to the Local Planning Authority.

The content was deemed acceptable regarding their site investigation of contaminated ground and their approach to remediating the site within a strategy but they will need to provide all the supporting validation and verification documentation prior to the condition being discharged. This is still to be undertaken.

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer
01604 837648

Environmental Protection | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton, NN1 1DE | 0300 330 7000

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**PLEASE KEEP YOUR DISTANCE
TO HELP STOP THE
SPREAD OF CORONAVIRUS**

Thank you for protecting yourself
and others around you

LET'S ENJOY OUR TOWN SAFELY *Let's enjoy our town safely*

From: [REDACTED]@hotmail.co.uk>
Sent: 28 October 2020 19:58
To: Gavin Smith <GSmith@northampton.gov.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Subject: RE: Barry Howard Homes Development Site (Buckingham Fields)

Hi Gavin

Hope all is well with you. Just wondered how the Soiltechnics report is progressing and if we can have a copy please?

Kind regards

[REDACTED]

From: Gavin Smith <GSmith@northampton.gov.uk>

Sent: 01 October 2020 10:58

To: [REDACTED] <[REDACTED]@hotmail.co.uk>

Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; J [REDACTED] Willoughby <jwilloughby@northampton.gov.uk>

Subject: RE: Barry Howard Homes Development Site (Buckingham Fields)

Dear [REDACTED]

I appreciate you e-mail and comments which I have placed on file.

If time permits and I am in the area I will try to conduct a brief site audit to check for compliance but that will be dependent on time.

I have cced J [REDACTED] from the Planning Enforcement Team into the e-mail regarding sand and aggregate store for his information.

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer

01604 837648

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**Thank you for protecting yourself
and others around you**

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From: [REDACTED]@hotmail.co.uk>
Sent: 01 October 2020 10:50
To: Gavin Smith <GSmith@northampton.gov.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Subject: RE: Barry Howard Homes Development Site (Buckingham Fields)

Hi Gavin

Thank you for the update and the dust management plan.

I have just read the dust management plan and would like to point out:

- The one – way traffic system of 10mph has disappeared since the council has allowed 20 or so of the newly built houses to be prematurely occupied
- 'sand and aggregates are stored in bunded areas' – this isn't true. They're in the open space at the western side of the site next to the newly occupied houses. One of the large storage areas is *still* outside the site boundary, even though residents have informed planning enforcement several times.

I thought your department may find this information useful and at the very least, you should be made aware of it.

Kind regards
[REDACTED]

From: Gavin Smith <GSmith@northampton.gov.uk>
Sent: 30 September 2020 16:46
To: [REDACTED]@hotmail.co.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Subject: RE: Barry Howard Homes Development Site (Buckingham Fields)

Good afternoon [REDACTED]

A draft report has been forwarded to me today from Soiltechnics for prior approval before they submit it to the Planning Department as a formal submission. It is my intention to review the report this week.

Please find attached a copy of the dust management plan which formed part of the CPN which has been approved by Environmental Health this week.

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer

01604 837648

Environmental Protection | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton, NN1 1DE | 0300 330 7000

From Tuesday 24th March 2020, the Environmental Protection Team will be based from home, wherever possible, please use the epadmin@northampton.gov.uk email address – this will allow us to respond to you if any of us are on leave or unable to work during this time.



From: [REDACTED]@hotmail.co.uk>
Sent: 30 September 2020 13:51
To: Gavin Smith <GSmith@northampton.gov.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Subject: Re: Barry Howard Homes Development Site (Buckingham Fields)

Hi Gavin

Hope you're well.

Just wondered if SoilTechnics have been out to site yet to carry out the soil testing, or when this is going to take place? I'd be very grateful if you could forward a copy of their latest report to us.

Many thanks in advance

[REDACTED]

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 11 September 2020 11:20
To: [REDACTED]@hotmail.co.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Planning Enforcement <planningenforcement@northampton.gov.uk>; Gavin Smith <GSmith@northampton.gov.uk>
Subject: RE: Barry Howard Homes Development Site (Buckingham Fields)

Good morning [REDACTED]

I have copied in the Planning Enforcement team who investigate reported breaches of planning control.

With regards to contamination I can advise that Condition 12 of N/2012/0909 required details of possible contaminants on the site. Details were agreed for this condition and this condition is not in breach under the planning regulations.

Application N/2019/1277 would include a condition 9:

9. 'Within one month of the date of this decision notice a desk top study in respect of possible contaminants within the site shall be completed and a site investigation designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in the National Planning Policy Framework and Policy BN9 of the West Northamptonshire Joint Core Strategy.'

A decision notice has not yet been issued on this variation application and as such there is no breach of conditions under application N/2019/1277.

I am, however, aware that the consultants are working with Gavin Smith to address this condition now and have been discussing parameters and approaches with Gavin.

Kind Regards,

[REDACTED] Principal Planning Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

From Tuesday 24th March 2020, the Development Management team will be based from home, wherever possible, please use the planning@northampton.gov.uk email address – this will allow us to respond to you if any of us are on leave or unable to work during this time. Please note that there is no access to the work phone during this period or any messages left on this.

From: [REDACTED]@hotmail.co.uk>
Sent: 11 September 2020 10:58
To: [REDACTED] <HWeston@northampton.gov.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Subject: Barry Howard Homes Development Site (Buckingham Fields)

Hi H [REDACTED]

Gavin Smith has signposted me to you. Please see below.

Do you have any further information/updates on the site contamination issue?

There is still soil being dumped in huge piles on site from big dumper trucks. Let's hope it's not the contaminated soil being shifted around again on site!

This whole matter is really very worrying to say the least not to mention the potential consequences that may arise out of the potential negligence being seemingly demonstrated on a continued basis here.

Luckily for you guys though as you've not been exposed to any of it. I can now understand why you never come to site to enforce anything!

Kind Regards

[REDACTED]
Sent from my iPhone

Begin forwarded message:

From: Gavin Smith <GSmith@northampton.gov.uk>
Date: 11 September 2020 at 10:11:57 BST
To: [REDACTED]@hotmail.co.uk>
Subject: RE: Noise Complaint - Barry Howard Homes Development Site (Buckingham Fields)

Hi [REDACTED]

I am good thank you. I hope you are likewise!

Due to pubs being open again and the number of complaints the department has been having to deal with due to the heightened local COVID risk most of my time has been spent trying to resolve/ reduce associated risks.

My last contact regarding a revised dust management plan was at the end of July. I will case this up and I apologise but I let this slip.

With respects to discharge of the contaminated land condition for the whole development site I have had communications with SoilTechnics whom are the developers nominated land contamination experts. We have agreed a draft

remediation method statement but are awaiting for it to be updated as they conducted a site visit to further define any remediation that may be required.

I would recommend that you e-mail the case office for more specifics on discharge of the condition (H [REDACTED] Weston – Principal Planning Officer). H [REDACTED] e-mail address is hweston@northampton.gov.uk

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer

01604 837648

Environmental Protection | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

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<image001.png>

From: [REDACTED] <[REDACTED]@hotmail.co.uk>

Sent: 11 September 2020 09:22

To: Gavin Smith <GSmith@northampton.gov.uk>

Subject: Re: Noise Complaint - Barry Howard Homes Development Site (Buckingham Fields)

Hi Gavin

Hope you're well.

Just wondering if you have any updates with regards the specific site management plan for the dust and the contaminated land issues on Lancaster Way?

Thanks

[REDACTED]

Sent from my iPhone

On 11 Aug 2020, at 12:49, Gavin Smith
<GSmith@northampton.gov.uk> wrote:

Good afternoon [REDACTED]

Thank you for your e-mail.

We are still waiting for a more in-depth site specific management plan for dust rather than the generic document submitted. Currently I am working through getting the contaminated land issues tied up at the moment with BBH's geo-environmental consultant.

I am not aware about a dust barrier being erected along the boundary with Briar Hill Walk. If it forms part of the dust management plan another officer has reviewed it for reasons of impartiality (to avoid a poacher turned gamekeeper scenario being created).

I will press for the plan to be resubmitted. Unfortunately non COVID compliant licenced premises are taking up some of my time with the outfall of noise issues.

In respect to this site I think since the onset of the warning notice dust is being managed better from what I saw from my unannounced visit.

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer
01604 837648

Environmental Protection | Northampton Borough Council | The
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<image001.png>

From: [REDACTED]@hotmail.co.uk>
Sent: 10 August 2020 09:44

To: Gavin Smith <GSmith@northampton.gov.uk>

Subject: Re: Noise Complaint - Barry Howard Homes Development Site (Buckingham Fields)

Thanks Gavin for going to take a look unannounced. What's the latest with the dust management report? Barry Howard told us some kind of dust barrier was going to be erected along the boundary of briar hill walk. Is this true?

Kind regards

[REDACTED]

Sent from my iPhone

On 10 Aug 2020, at 08:40, Gavin Smith
<GSmith@northampton.gov.uk> wrote:

Hi [REDACTED]

I hope you and your family are well.

I just wanted to advise that I visited the site 6th August unannounced to establish if any piling was being undertaken onsite. I can advised that there was no evidence of any piling activity on the site. I am aware of some piling works being undertaken near Hunsbury Park Primary School which we have received a few complaints but that is the other side of the A45.

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer
01604 837648

Environmental Protection | Northampton Borough
Council | The Guildhall, St Giles Square, Northampton,
NN1 1DE | 0300 330 7000

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<image001.png>

From: Gavin Smith

Sent: 31 July 2020 20:07

To: [REDACTED]
[REDACTED]@hotmail.co.uk>

Subject: Re: Noise Complaint - Barry Howard Homes
Development Site (Buckingham Fields)

Good evening [REDACTED]

Please find attached you letter and diary sheets
attached.

If you can start populating the diary sheets with dates
you find piling activity outside the recommended times
stipulated by the Council from the date of the letter that
would be appreciated.

I will be making contact with the developers planning
agent on Monday next week.

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer

01604 837648

Environmental Protection | Northampton Borough
Council | The Guildhall, St Giles Square, Northampton,
NN1 1DE | 0300 330 7000

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<image001.png>

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From: [REDACTED] on behalf of Building Control
To: [REDACTED]@barryhowardhomes.com"
Subject: Application FP/2019/381
Date: 02 November 2020 10:56:57
Attachments: Completion Certificate_FP2019381(1)(1).pdf

Please find attached completion certificate for Plot 49.

Kind Regards,

[REDACTED] Registration Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton
NN1 1DE | 0300 330 7000 Option 6

From Tuesday 24th March 2020, the Registration & Support teams for the Planning & Building Control team will be based from home, wherever possible, please use the planning@northampton.gov.uk <<mailto:planning@northampton.gov.uk>> or buildingcontrol@northampton.gov.uk <<mailto:buildingcontrol@northampton.gov.uk>> email addresses – this will allow us to respond to you if any of us are on leave or unable to work during this time.

From: [REDACTED]
To: [David Simmons-Lindill](#)
Subject: RE: FP/2019/381 - BHH Lancaster Way plot 28, 29, 30, 46, 48.49
Date: 02 November 2020 10:51:49
Attachments: [image001.png](#)

I think [REDACTED] is having a funny all of those went out 23/10 except plot 49 which I am sending now.

Kind Regards,

[REDACTED] Registration Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton
NN1 1DE | 0300 330 7000 Option 6

From Tuesday 24th March 2020, the Registration & Support teams for the Planning & Building Control team will be based from home, wherever possible, please use the planning@northampton.gov.uk or buildingcontrol@northampton.gov.uk email addresses – this will allow us to respond to you if any of us are on leave or unable to work during this time.

From: David Simmons-Lindill <dsimmons-lindill@northampton.gov.uk>
Sent: 02 November 2020 10:50
To: [REDACTED] <FDenton@northampton.gov.uk>
Subject: FW: FP/2019/381 - BHH Lancaster Way plot 28, 29, 30, 46, 48.49

Some more....thank you

From: [REDACTED] <DBerrill@northampton.gov.uk>
Sent: 02 November 2020 10:42
To: David Simmons-Lindill <dsimmons-lindill@northampton.gov.uk>
Subject: FP/2019/381 - BHH Lancaster Way plot 28, 29, 30, 46, 48.49

Hi D [REDACTED]

I have caught up with BHH homes inspections and these plots will need final certs please asap to Kenny at BHH.

I will email the packs of site certs over for attachment to MGov later in the week.

Kind regards

D [REDACTED] b

From: [REDACTED] <[\[REDACTED\]@barryhowardhomes.com](mailto:[REDACTED]@barryhowardhomes.com)>
Sent: 02 November 2020 10:31
To: [REDACTED] <DBerrill@northampton.gov.uk>
Subject: RE: Lancaster Way plot 28,29,30

Hi D [REDACTED]

Please can I have the certs for plot 28,29 & 30 asap please as handing over to the housing Association asap.

Kind Regards,

[REDACTED]
Technical Manager

Barry Howard Homes
9 Basset Court, Loake Close, Grange Park, Northampton, NN4 5EZ
Tel: 01604 629305
Mobile: [REDACTED]
Email: [REDACTED]@barryhowardhomes.com

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From: [David Simmons-Lindill](#)
To: E [REDACTED] [Denton](#)
Subject: FW: FP/2020/381 Lancaster way Plot 30; 29; 28 Site Certs
Date: 04 November 2020 11:04:52
Attachments: [Plot 30.zip](#)
[Plot 29.zip](#)
[Plot 28.zip](#)

From: [REDACTED] <DBerrill@northampton.gov.uk>
Sent: 04 November 2020 10:47
To: [REDACTED] <dsimmons-lindill@northampton.gov.uk>
Subject: FP/2020/381 Lancaster way Plot 30; 29; 28 Site Certs

Hi D [REDACTED]

Please will one of the admin team add these to the database.

Many thanks

D [REDACTED] b

From: Julie Davenport (Cllr)
To: [REDACTED]
Subject: FW: Lancaster Way roundabout
Date: 05 November 2020 10:32:40
Attachments: image001.png

Please see email below

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED] <CBond@northamptonshire.gov.uk>
Date: Thursday, 05 Nov 2020, 10:04 am
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Cc: [REDACTED] <VChilver@northamptonshire.gov.uk>, [REDACTED] <JConway@northamptonshire.gov.uk>, [REDACTED] <KCook@northamptonshire.gov.uk>, [REDACTED] <RBoulton@northamptonshire.gov.uk>, [REDACTED] <ALeighton@kierwsp.co.uk>
Subject: RE: Lancaster Way roundabout

Dear Councillor Davenport

I refer to your email 28th September 2020 regarding the above matter. I have been asked to review the case again as I manage the highway development control, highway adoption and highway agreement services for the County Council.

I would, in the first instance, apologise for the delay in response. It has taken longer than initially anticipated to review and investigate this matter. In addition, I needed to check that my understanding of the facts of the case were accurate with one of my team who was, regrettably, unwell until recently.

I trust you will also forgive me if I reiterate matters previously covered but hope that the clarification and confirmation below will assist a greater understanding of the case and the current works.

Background

Having discussed the matter with various members of my team and Northampton Borough Council (NBC) it appears clear that there has been an evolution of the roundabout design but that, fundamentally that has been instigated by the developers. We have reviewed and found each iteration of the proposals acceptable. The latest iteration was submitted to Northampton Borough Council to discharge the associated condition.

I would also have to state that, as with many schemes there may be multiple designs or schemes that may achieve the same ultimate aim of facilitating a development and mitigating its impacts; essentially more than one engineering solution to a problem. In addition, we are essentially reactive and responsive such that, if a developer proposes a scheme that complies with appropriate standards, is safe and appears to have sufficient capacity to accommodate the development and any associated background traffic growth we would not be in a position to object to it. If they or a subsequent developer submits an alternative or modified scheme that also meet standards and mitigates the impacts of the development, we would approve that as well. Which one the developer implements becomes their decision as each are acceptable in highway terms.

In some cases highway capacity is not necessarily the driving force whilst clearly safety is the major consideration. I understand in the meeting that you have referred to one of my colleagues may have stated that this is the case here and that capacity improvements are of less concern here than safety mitigation for the additional turning movements from the development.

Clearly, the acceptability of a scheme in planning terms is for the local planning authority to determine. They may bring other factors to bear on their view and they are not duty bound to adhere to our recommendations and provided they have taken due weight and considerations of all representations made, not just by us, but all parties, they may, (and have) approved an application we have objected to or refuse an application on highway grounds we have not objected to.

Matters arising

It is clear that the design and implementation of the roundabout required to facilitate this development is of significant local interest. You have raised a number of issues and queries in a number of exchanges culminating in your email below that I have been asked to review and respond to. Whilst we feel we have responded appropriately, it is clear questions persist. I shall endeavour to allay your concerns regarding these matters as follows: -

Design Changes

As noted above the roundabout design has evolved but fundamentally the principle of a roundabout to serve the development was established with the appropriate planning consents. Also as noted above there may be a number of technical solutions to the same challenge and in this case it appears that when we received the submission by the current developer for the roundabout it was with the single lane and smaller central island design. Whilst that appears different to the layout shown previously for the applications, the key thing is safety and whether it achieves the same aim and comply with appropriate standards.

In this case, the developers submissions were subject to the appropriate technical and safety audits and found, with some minor amendments through that process to be acceptable and fit for purpose. I am informed it complies with the appropriate standards and that the independent safety audit only required minor modifications which were accommodated in the final approved design.

That design was then submitted to Northampton Borough Council who discharged the planning condition.

Picking up on your point about local consultation, I would clarify that the level of consultation of any planning application or discharge or condition is a matter for Northampton Borough Council as local planning authority. However, they are not actually obliged by regulation or legislation to consult any party in respect of the discharge of a planning condition.

As a further safe guard I can confirm that when complete a scheme of this nature is subject to a further independent Safety Audit. In this case that process has been undertaken and we are currently considering the developers proposals to address minor matters raised by the independent Safety Auditors.

Capacity

I note the concern regarding the change in the layout having an impact of whether the new roundabout and the existing Towcester Road roundabout would continue to function appropriately in capacity terms. For this, we have reviewed the original Transport Assessment (TA) for the scheme, available on the Northampton Borough Council Website. I note you have clearly reviewed some of that documentation.

You would, therefore note that the assessment shows that there is sufficient capacity to accommodate the development with either a single or double lane into Towcester Road Roundabout. I am informed that Pages 16 to 18 of the original TA) demonstrated this. Whilst it is noted that there may be an impact on another leg of the Towcester Road roundabout in the future year, the mitigation that would be required to offset that would be minimal and of no practical benefit.

Section 73 Application

I note your reference to the current Section 73 Application. It is correct that we initially had some issues with the layout associated with the proposal but those issues have been addressed and we are now content. It is my understanding that due to the nature of that application a variation of the Section 106 is required and that is the only thing pending at the moment,.

The planning implication for the developer is a matter that you may wish to discuss with Northampton Borough Council.

The form of junction and highway works have been constructed in accordance with details that Northampton Borough Council have discharged and are not affected by the current / outstanding Section 73 application.

Drainage Design

I note your query regarding the drainage design and would confirm that in consultation with the Lead Local Flood Authority we are content with the drainage design associated with the roundabout works.

Substation

I have noted your query regarding why we did not object to the substation and would confirm that this was primarily because it does not obstruct visibility and we can only object to an application if the residual impacts of a proposal are severe which would not be the case here.

And related, why are NCC not objecting to the application for a substation, or the proposed landscaping for the development (including the planting of new trees), over the easement they've just negotiated for this junction?

Summary and conclusion

Having reviewed your concerns in your email below and discussed the matter at length with the teams concerned it is clear to me that the design of the roundabout has evolved. However that has been at the behest /by the developers concerned. As each iteration / proposal complies with appropriate standards and achieves the aims of facilitating the development each iteration has been found acceptable based on the submissions made. Equally if other submissions were made and they also complied with

standards and mitigated the impacts of the development and passed a safety audit they would also be acceptable.

In capacity terms there is little difference between the versions proposed and there is sufficient capacity such capacity in highway terms is not the overarching / driving factor here.

In respect of other matters touched on below, I trust I have covered those as well and explained our position accordingly.

Finally, I would confirm that we have now had the initial results of the Stage 3 Safety Audit and the developer is in the process of addressing matters arising which did not raise any elements that touch on elements discussed above.

Kind regards

I.Eng FICE
Sector Lead – Development Management
Development Management
Northamptonshire Highways
One Angel Square
Angel Street
Northampton
NN1 1ED
M: 07850 326042
Email: cbond@northamptonshire.gov.uk
Web: www.northamptonshire.gov.uk

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Northamptonshire County Council. <http://www.northamptonshire.gov.uk>

From: Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk>

Sent: 28 September 2020 19:36

To: [REDACTED] <KCook@northamptonshire.gov.uk>

Cc: [REDACTED] <CBond@northamptonshire.gov.uk>; [REDACTED] <RBoulton@northamptonshire.gov.uk>; [REDACTED] <Alaughton@kierwsp.co.uk>

Subject: RE: Lancaster Way roundabout

Hi [REDACTED]

There is still the issue of the fact you have approved a right turn sign on the road leading to a private service road. You state Planning approved but as we both know NCC Highways tells Planning what will be as NBC do not deal with Highways, they trust you as the body they consult with.

The plans for the roundabout have changed numerous times. I've copied this from files below. Highways were still responding to the old application only last month. I asked for the evidence you had to agree to all the different plans, traffic surveys and proof the new layout will be able to cope with the increased traffic as it offers no increased capacity even after all the time and money spent.

Here is the chain of events as far as I know.

1. Lancaster Way was always one lane in and one lane out. There was no turning lane for the Towcester Road service road access.

There was occasionally a build-up of cars in the morning due to traffic on the Towcester Road dominating the Towcester Road roundabout.

In the winter Lancaster Way is very slippery on the slope towards the Towcester Road roundabout.

2. The application for a housing development was made, and the then head of NCC Highways worked with the applicant to design a roundabout to access land nearby.

<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lancaster%20way#DOC?DocNo=7932970>

NCC Highways would later tell residents that they didn't know why it was a roundabout, but that was all that had been submitted.

3. Various changes and applications for the development have been made over the years, but the junction design remained the same. A new roundabout, and Lancaster Way would be widened to accommodate a new lane extending the full length

between the two roundabouts.

<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lanca%20way#DOC?DocNo=7148267>

4. Local residents suggested a T-junction would be more in keeping with a residential area, be safer for pedestrians, and take up far less room. An example is attached.
5. At some point two alternative junctions were submitted for consideration by the applicant, but the roundabout continued to be on the plan.

<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lanca%20way#DOC?DocNo=7086442>

<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lanca%20way#DOC?DocNo=7086443>

6. The last traffic assessment for the development and junction changes were based on the submitted design and discuss the additional lane in sections 7.2.3 and 7.3.2

<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lanca%20way#DOC?DocNo=5264102>

An additional projection of figures was requested, and submitted.

<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lanca%20way#DOC?DocNo=5413712>

This shows the Towcester Road roundabout will be over capacity for 2031, and was not addressed by this application.

There has been no traffic predictions submitted showing only one lane joining Towcester Road, or a turning lane to the service road (the current design) would be suitable.

7. Planning permission was granted with the following condition:
*18 No development shall take place until full engineering, drainage and constructional details of the highway improvement works currently shown indicatively on plan/s ref. 5312:SP02 (these works being to create a **mini roundabout** junction on Lancaster way as access into the development) have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.*

<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lanca%20way#DOC?DocNo=6337037>

There was no plan for a mini-roundabout at this stage, but the plan seen so far was apparently only indicative.

8. NCC Highways informed local residents and councillor in a meeting that the roundabout on the plan was, and would be, a mini-roundabout.
9. The following detailed plan then emerged, was eventually accepted by NCC Highways, and the condition discharged. There was no public consultation on this plan.

<http://planning.northamptonboroughcouncil.com/planning/search-applications?civica.query.FullTextSearch=lanca%20way#DOC?DocNo=8599537>

10. An s73 application was submitted in 2019 to alter the development layout, but the junction design remained the same – ie the new detailed plan. The public were told by the LPA that comments on the junction design would not be relevant as it was the same design as agreed by NCC Highways in the previous application.

This s73 application does not yet have planning permission, despite construction began almost two years ago (before the detailed plan was agreed by NCC Highways), and new houses being now occupied with the permission of the LPA (they are not willing to take action to prevent it).

NCC Highways appear to still have an objection to this s73 application.

So, I reiterate, the fact the new roundabout has Highways approval or planning permission is not the issue. How this design came to be permitted is.

In particular, what evidence is there that it won't result in a build up of traffic? There are not two lanes joining the Towcester Road, there is one, as there has always been. No additional capacity has been added. Why?

Equally, where is the surface water run-off data for this new junction? The NCC Highways policy is for no additional water to enter the existing system from new junctions. There is nothing in the Planning files covering this.

And related, why are NCC not objecting to the application for a substation, or the proposed landscaping for the development (including the planting of new trees), over the easement they've just negotiated for this junction?

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED] <KCook@northamptonshire.gov.uk>
Date: Thursday, 17 Sep 2020, 3:55 pm
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Cc: [REDACTED] <CBond@northamptonshire.gov.uk>, [REDACTED] <RBoulton@northamptonshire.gov.uk>, [REDACTED] <ALeighton@kierwsp.co.uk>
Subject: Lancaster Way roundabout

Julie

I understand the issue you wish to understand better is the concern that the site access, may have had an alternative access proposal for a right turn ghost island junction rather than the roundabout constructed.

However I have clarified this matter with my planning liaison colleague who was involved with the planning application (N/2012/0909).

I can confirm that the roundabout access has been the intention from the outset. The layout from transport assessment – dated August 2012 and submitted to the planning authority on 11th February 2013 (attached) shows the roundabout access. Also attached is the planning permission which includes condition 18 below

18. No development shall take place until full engineering, drainage and constructional details of the highway improvement works currently shown indicatively on plan's ref. 5312.SP02 (these works being to create a mini roundabout junction on Lancaster way as access into the development) have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

There is no formal submission of any right turn junction variation. I don't have any information on any informal discussions about a variation to the approved roundabout access.

Therefore, they have constructed what they have planning approval for and technical approval for as part of the S278 agreement.

I hope this has clarified the issue and if you have any further questions, please let me know.

[REDACTED]
BE (Civil) CEng MICE
Principal Engineer – Development Management
Development Management
Northamptonshire Highways
One Angel Square
Angel Street
Northampton
NN1 1ED
M:
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Web: www.northamptonshire.gov.uk

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From: [REDACTED] on behalf of Building Control
To: [REDACTED] @barryhowardhomes.com"
Subject: Application FP/2019/381
Date: 06 November 2020 15:05:39
Attachments: Completion Certificate FP2019381(2).pdf

Good Afternoon,

Please find attached completion certificates for plots 34,45,46,50 and 51.

Kind Regards,

[REDACTED] Registration Officer

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton
NN1 1DE | 0300 330 7000 Option 6

From Tuesday 24th March 2020, the Registration & Support teams for the Planning & Building Control team will be based from home, wherever possible, please use the planning@northampton.gov.uk <<mailto:planning@northampton.gov.uk>> or buildingcontrol@northampton.gov.uk <<mailto:buildingcontrol@northampton.gov.uk>> email addresses – this will allow us to respond to you if any of us are on leave or unable to work during this time.

From: [David Simmons-Lindill](#)
To: E [REDACTED] Denton
Subject: FW: FP/2019/381 - Lancaster Way BHH Plots 28 - 29 - 30
Date: 09 November 2020 16:05:22
Attachments: [Plot 28 \(2\).zip](#)
[Plot 29 \(2\).zip](#)
[Plot 30 \(2\).zip](#)

I've already told Mr B he is too late for them to go out today

Can you process on Tuesday am please?

Thanks

D [REDACTED]

From: [REDACTED] <DBerrill@northampton.gov.uk>
Sent: 09 November 2020 16:03
To: [REDACTED] <dsimmons-lindill@northampton.gov.uk>
Subject: FP/2019/381 - Lancaster Way BHH Plots 28 - 29 - 30

H D [REDACTED]

I attach the three zipped files for one lucky admin member to attach to the database system please.

Also please will you remind the chosen one who is typing up the final certs for these three plots to forward them to [REDACTED] today if at all possible. [REDACTED]
[REDACTED]@barryhowardhomes.com>

Many thanks

D [REDACTED] b

From: [David Simmons-Lindill](#)
To: E [REDACTED] [Denton](#)
Subject: FW: FP/2019/381 - Lancaster Way BHH Plots 34 and 51
Date: 09 November 2020 10:48:42
Attachments: [plot 34.zip](#)
[Plot 51.zip](#)

From: [REDACTED] <DBerrill@northampton.gov.uk>
Sent: 09 November 2020 10:39
To: [REDACTED] <dsimmons-lindill@northampton.gov.uk>
Subject: FP/2019/381 - Lancaster Way BHH Plots 34 and 51

Morning D [REDACTED]

Please will one of the admin team attach these site certs to the above project

Many thanks

D

From: W [REDACTED] Rousell
To: H [REDACTED] Weston
Subject: RE: lancaster way
Date: 09 November 2020 16:15:42

Sorry, I missed your earlier email. I am in the zone, for a change lol

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 09 November 2020 16:09
To: [REDACTED] <WRousell@northampton.gov.uk>
Subject: RE: lancaster way

Hi, ignore this – I found it!

From: H [REDACTED] Weston
Sent: 09 November 2020 14:45
To: [REDACTED] <WRousell@northampton.gov.uk>
Subject: lancaster way

Hi W [REDACTED]

I'm just working my way through a draft s106 for Lancaster way.

Reference is made to an approved "Allotment and Public Open Space Management Specification" and dated April 2013.

Do you have a copy of this? I know I've probably seen it at some point! I'm thinking we probably need a new management for the open space plan

Kind Regards,

[REDACTED] **Principal Planning Officer**

Planning Services | Northampton Borough Council | The Guildhall, St Giles Square, Northampton,
NN1 1DE | 0300 330 7000

From Tuesday 24th March 2020, the Development Management team will be based from home, wherever possible, please use the planning@northampton.gov.uk email address – this will allow us to respond to you if any of us are on leave or unable to work during this time. Please note that there is no access to the work phone during this period or any messages left on this.