



# **FOI Disclosure** **NBC2537-1498/20**

## **Lancaster Way Emails No 2**



Prepared on the 16 February 2021

**From:** H [REDACTED] Weston  
**To:** [REDACTED]  
**Cc:** [REDACTED]@gowlingwlg.com  
**Subject:** FW: N/2019/0295 - Lancaster Way  
**Date:** 19 August 2020 15:45:22

Dear [REDACTED]

In [REDACTED] absence would you be able to agree to a further EOT on this one?

Thank you

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](mailto: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: H [REDACTED] Weston  
Sent: 19 August 2020 15:43  
To: [REDACTED]@gowlingwlg.com' <[REDACTED]@gowlingwlg.com>  
Subject: N/2019/0295 - Lancaster Way

Dear [REDACTED]

Would you be able to agree to hopefully the last EOT on this one to the 28th August 2020?

Kind Regards,

H [REDACTED] Weston I Principal Planning Officer

Planning Services I Northampton Borough Council I The Guildhall, St Giles Square, Northampton, NN1 1DE I  
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](mailto: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:** H[REDACTED] Weston  
**To:** J[REDACTED] Nuth  
**Subject:** RE: Lancaster Way  
**Date:** 19 August 2020 16:40:58

Thanks J[REDACTED]

Tomorrow would be great.

H[REDACTED]

From: J[REDACTED] Nuth <JNuth@northampton.gov.uk>  
Sent: 19 August 2020 16:33  
To: H[REDACTED] Weston <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

J[REDACTED] Nuth

Housing Strategy Officer

Northampton Borough Council

Direct Line: 01604 83[REDACTED]

Extension: [REDACTED]

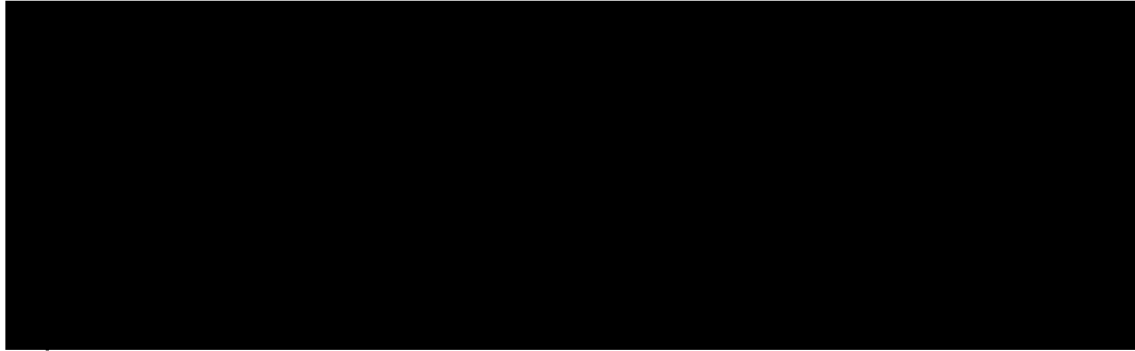
Email: Jnuth@northampton.gov.uk

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

From: H[REDACTED] Weston <HWeston@northampton.gov.uk>  
Sent: 19 August 2020 16:23  
To: J[REDACTED] Nuth <JNuth@northampton.gov.uk>  
Subject: Lancaster Way


Hello J[REDACTED]

## Legal Professional privilege



Thank you.

Kind Regards,

H  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](mailto: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:** Julie Davenport (Cllr)  
**To:** [REDACTED]  
**Subject:** FW: Lancaster Way development and ROAD WORKS  
**Date:** 20 August 2020 13:11:54

Hi [REDACTED]

Please see the email that I sent to both Planning and Environmental Health. As soon as I get a response from them I will contact you.

Kind regards  
Julie

Sent with BlackBerry Work  
(www.blackberry.com)

From: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>  
Date: Thursday, 20 Aug 2020, 1:09 pm  
To: Planning <planning@northampton.gov.uk>, Contact NBC <contact@northampton.gov.uk>, Environmental Health <chealth@northampton.gov.uk>  
Subject: FW: Lancaster Way development and ROAD WORKS

Please see the email below. I feel so much compassion for people in that area of Lancaster Way, especially for those having to isolate during this health crisis.

I would appreciate your comments on this email please.

Kind regards  
Julie

Sent with BlackBerry Work  
(www.blackberry.com)

From: [REDACTED]@gmail.com>  
Date: Wednesday, 19 Aug 2020, 3:50 pm  
To: Julie Davenport (Cllr) <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 Mid Beds council 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.

**From:** E [REDACTED] Philpott on behalf of Contact NBC  
**To:** Julie Davenport (Cllr)  
**Subject:** NCN000238  
**Date:** 20 August 2020 14:35:30  
**Attachments:** image001.png  
image002.png  
image003.png

Good Afternoon Councillor Davenport

Thank you for your email regarding the development.

I can confirm that I have logged this with our dedicated Planning team, reference NCN000238.

They will be in contact with you within the next five working days to discuss [REDACTED] email further.

Please do let me know if there is anything I can do for you in the meantime.

Kind Regards

E [REDACTED] P

Customer Information Officer | Northampton Borough Council | The Guildhall, St Giles Square, Northampton  
NN1 1DE | 0300 330 7000  
<<https://www.northampton.gov.uk/>>

From: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>  
Sent: 20 August 2020 13:09  
To: Planning <planning@northampton.gov.uk>; Contact NBC <contact@northampton.gov.uk>; Environmental Health <ehealth@northampton.gov.uk>  
Subject: FW: Lancaster Way development and ROAD WORKS

Please see the email below. I feel so much compassion for people in that area of Lancaster Way, especially for those having to isolate during this health crisis.

I would appreciate your comments on this email please.

Kind regards

Julie



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

From: [REDACTED]@gmail.com <[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 Mid Beds council 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 [REDACTED] and I for health reasons have been in total isolation since March enduring the Barry Howard invasion.

Yours expectantly

[REDACTED]

Sent from Samsung tablet.

**From:** [REDACTED]  
**To:** [Julie Davenport \(Cllr\)](#)  
**Subject:** RE: Lancaster Way development and ROAD WORKS  
**Date:** 20 August 2020 13:19:53

Hi Julie

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](mailto: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 Thelma,

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 [REDACTED] 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 issue with the developers or anything else you need help with

Kind regards  
Julie

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

From: [REDACTED]@gmail.com <[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)<<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 Mid Beds council 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 [REDACTED] and I for health reasons have been in total isolation since March enduring the Barry Howard invasion.

Yours expectantly

[REDACTED]

Sent from Samsung tablet.

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](http://www.northampton.gov.uk)

**From:** [REDACTED]  
**To:** H [REDACTED] Weston  
**Subject:** RE: Lancaster Way  
**Date:** 20 August 2020 17:09:18  
**Attachments:** [image005.png](#)  
[image001.png](#)

Hi H [REDACTED],

Yes, you can dial in through the phone number. If you have any issues - please just drop me a line. We are able to use zoom if you would prefer but would need to join a meeting you arrange as we cannot set up the meeting at our end.

Alternatively, we can set up a video conference in Microsoft Teams if that is something you can access?

Many thanks,



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:** H [REDACTED] Weston <HWeston@northampton.gov.uk>  
**Sent:** 20 August 2020 16:47  
**To:** [REDACTED]@brownejacobson.com>  
**Subject:** RE: Lancaster Way

Hi [REDACTED],

Thank you for setting this up – I've never used skype before (we only use zoom at the Council) - can I dial in without having it installed?

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](mailto: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]@brownejacobson.com>  
**Sent:** 20 August 2020 16:11  
**To:** H [REDACTED] Weston <HWeston@northampton.gov.uk>  
**Cc:** [REDACTED]<[REDACTED]@brownejacobson.com>  
**Subject:** RE: Lancaster Way

Hi H [REDACTED]

Thank you for your email- tomorrow at 11 works well, you should have received a skype invite which will enable you to dial into the call.

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:** H [REDACTED] Weston <HWeston@northampton.gov.uk>  
**Sent:** 20 August 2020 15:08  
**To:** [REDACTED]<[REDACTED]@brownejacobson.com>  
**Cc:** [REDACTED]<[REDACTED]@brownejacobson.com>  
**Subject:** RE: Lancaster Way

Hello H [REDACTED]

Sorry for the delay in replying, it's been a very busy day.

Could I possibly call tomorrow morning – around 11? What number is best?

Just as a forewarning, I have terrible phone reception at home and so it may cut in and out.

Thank you

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](mailto: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:** F [REDACTED] Denton on behalf of Building Control  
**To:** [REDACTED]@barryhowardhomes.com"  
**Subject:** Application FP/2019/381  
**Date:** 21 August 2020 12:01:37  
**Attachments:** Completion Certificate\_FP2019381(1)(1).pdf

Please find attached the following file:  
Completion Certificate\_FP2019381(1)(1).pdf

Kind Regards,

F [REDACTED] Denton| 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) <<mailto:planning@northampton.gov.uk>> or [buildingcontrol@northampton.gov.uk](mailto: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:** D■■■ Berrill  
**To:** [Building Control](#)  
**Subject:** FW: Emailing: Image (402).jpg, Image (403).jpg, Image (404).jpg, Image (405).jpg, Image (406).jpg, Image (407).jpg, Image (408).jpg, Image (409).jpg, Image (410).jpg, Image (411).jpg, Image (412).jpg  
**Date:** 21 August 2020 13:19:01

Hi B C

Please attach these to the file FP/2019/381 when you get time.

Many thanks

D■■■ b

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

From: ■■■■@barryhowardhomes.com>

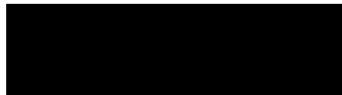
Sent: 21 August 2020 12:52

To: R■■■ Oxley <ROxley@northampton.gov.uk>; D■■■ Berrill <DBerrill@northampton.gov.uk>

Cc: ■■■■@barryhowardhomes.com>

Subject: Emailing: Image (402).jpg, Image (403).jpg, Image (404).jpg, Image (405).jpg, Image (406).jpg, Image (407).jpg, Image (408).jpg, Image (409).jpg, Image (410).jpg, Image (411).jpg, Image (412).jpg

Hi all,



Regards



**From:** Peter Baguley  
**To:** George Candler  
**Subject:** FW: Fwd: Lancaster Way  
**Date:** 21 August 2020 19:37:35

George  
For info.  
Peter

Sent with BlackBerry Work  
(www.blackberry.com)

From: [REDACTED]@yahoo.co.uk>  
Date: Friday, 21 Aug 2020, 7:09 pm  
To: Peter Baguley <PBaguley@northampton.gov.uk>, Phil Larratt (Cllr) <cldr.plarratt@northampton.gov.uk>  
Cc: [REDACTED]@outlook.com [REDACTED]@outlook.com>, [REDACTED]@gmail.com>  
Subject: Fwd: Lancaster Way

Please could I have some awnsers to what is going on again on this site,

Or are we going to allow this Developer once again walk all over our Planning Department,

Regards

Graham Walker Cllr

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]@outlook.com>  
Date: 21 August 2020 at 18:18:44 BST  
To: H [REDACTED] Weston <HWeston@northampton.gov.uk>, Peter Baguley <PBaguley@northampton.gov.uk>, J [REDACTED] Willoughby <jwilloughby@northampton.gov.uk>  
Cc: "Phil Larratt (Cllr)" <cldr.plarratt@northampton.gov.uk>, Julie Davenport Cllr <cldr.jdavenport@northampton.gov.uk>, [REDACTED]@yahoo.co.uk>, "Emma Roberts (Cllr)" <cldr.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]@outlook.com>  
Sent: 20 August 2020 23:04  
To: H [REDACTED] Weston <<mailto:HWeston@northampton.gov.uk>> ; Peter Baguley <<mailto:PBaguley@northampton.gov.uk>> ; J [REDACTED] Willoughby <<mailto:jwilloughby@northampton.gov.uk>>  
Cc: Phil Larratt (Cllr) <<mailto:cldr.plarratt@northampton.gov.uk>> ; Julie Davenport Cllr <<mailto:cldr.jdavenport@northampton.gov.uk>> ; [REDACTED]@yahoo.co.uk>  
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]

**From:** [REDACTED]  
**To:** [Peter Baguley](#)  
**Cc:** [Phil Larratt \(Cllr\)](#)  
**Subject:** Fwd: Lancaster Way  
**Date:** 21 August 2020 11:01:02

Peter, can we do something about this,

Graham Walker Cllr

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]@outlook.com>  
Date: 20 August 2020 at 23:04:58 BST  
To: H [REDACTED] Weston <HWeston@northampton.gov.uk>, Peter Baguley <PBaguley@northampton.gov.uk>, J [REDACTED] Willoughby <jwilloughby@northampton.gov.uk>  
Cc: "Phil Larratt (Cllr)" <cldr.plarratt@northampton.gov.uk>, Julie Davenport Cllr <cldr.jdavenport@northampton.gov.uk>, [REDACTED]@yahoo.co.uk>  
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]

**From:** [REDACTED]  
**To:** Peter Baguley; H[REDACTED] Weston; Planning Enforcement; J[REDACTED] Willoughby; Emma Roberts (Cllr); Julie Davenport (Cllr)  
**Subject:** Lots of movement on Harvester Way  
**Date:** 21 August 2020 09:24:08

Good morning everyone

There has been a lot of movement around Harvester Way this past week, even including a bit of lone working last Saturday past hours (thought there were rules about lone working?) but yesterday it was fairly buzzing with life!

Lots of people working on numbers 2, 4, 6 and 8, and then last night, lots of lights left on (what a waste of electricity). I hope the new residents make sure they get meter readings when they move in so they don't pay for all that electricity. They were also working past 6.30 last night around all areas of the site causing annoyance to lots of residents. I believe that one of the residents was recently told by Planning Enforcement that no more breaches like this would be tolerated. And yet it goes on, and on, and on.....

Getting ready for more occupancy? I would think so.

Have a good weekend!

Kind regards.

[REDACTED]

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

**From:** [REDACTED]  
**To:** [Julie Davenport \(Cllr\)](#)  
**Subject:** RE: Blisworth Close  
**Date:** 21 August 2020 20:37:41

I meant 2004, not 1990!

By the way, it's just reminded me. All the signs and adverts and postcodes say 'Harvester Way', but the approved name was 'Harvester Drive'.

There's already a Harvest Way in town, which might be confusing in an emergency.

Just saying. If someone felt like annoying Barry.

[REDACTED]

From: [REDACTED]@outlook.com>  
Sent: 21 August 2020 20:22  
To: Julie Davenport Cllr <<mailto:cllr.jdavenport@northampton.gov.uk>>  
Subject: Blisworth Close

Hi Julie,

I've just seen the response from W [REDACTED] Rousell about Blisworth Close.

The houses and roads on the development were owned by a completely separate BH company to the green space.

That development company was dissolved in 2016 and any remaining property (the roads) could be claimed by the Crown, but they would disclaim them as not profitable to them.

The separate BH company that owned the green space became 'Realisation 1237 Limited' – which still exists and has been under receiver action since 2013 with a long list of debts.

Barry is still the director of Realisation 1237 Limited, so all this 'good-will gesture' is annoying. The s106 agreement says he has to maintain it. Doing what he's legally obliged to do isn't a favour.

The Royal Bank of Scotland have a fixed charge on the green space (and some other land) to get money owed to them – which might be where the Crown come in, but it's the Bank not the Crown, and they shouldn't be paid any money by NBC, in fact the s106 agreement says the council is owed £25,000 index linked from 1990.

If I remember right the road that runs over the Tunnel (and only that road) is under a third company – which may or may not still exist, I don't remember.

The s106 agreement for that site is easy – wait until they come up with the one for Harvester Way!



**From:** Julie Davenport (Cllr)  
**To:** [REDACTED]  
**Subject:** RE: Lancaster Way  
**Date:** 21 August 2020 09:41:07

Thank you for letting me know [REDACTED]. It's just unbelievable!!

Sent with BlackBerry Work  
(www.blackberry.com)

From: [REDACTED]<[REDACTED]@outlook.com>  
Date: Thursday, 20 Aug 2020, 11:19 pm  
To: H [REDACTED] Weston <HWeston@northampton.gov.uk>, Peter Baguley <PBaguley@northampton.gov.uk>, J [REDACTED] Willoughby <jwilloughby@northampton.gov.uk>  
Cc: Phil Larratt (Cllr) <cllr.plarratt@northampton.gov.uk>, Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>, [REDACTED] <[REDACTED]@yahoo.co.uk>  
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]

**From:** Peter Baguley  
**To:** Francis Fernandes  
**Cc:** George Candler  
**Subject:** RE: Lancaster Way  
**Date:** 21 August 2020 19:51:04

Thanks Francis

Welcome to our world! We need to be really careful about the messaging on this.

T[REDACTED] has, as always, done an outstanding job to date.

Peter

Sent with BlackBerry Work  
(www.blackberry.com)

From: Francis Fernandes <ffernandes@northampton.gov.uk>  
Date: Friday, 21 Aug 2020, 7:45 pm  
To: Peter Baguley <PBaguley@northampton.gov.uk>  
Cc: George Candler <GCandler@northampton.gov.uk>  
Subject: RE: Lancaster Way

Peter,

We will expedite counsels opinion and take a view very early next week. This is getting fraught ! Will take personal control of this as [REDACTED]

FF

## **S40 Personal Information relating to a third party**

From: Peter Baguley <PBaguley@northampton.gov.uk>  
Date: Friday, 21 Aug 2020, 19:35  
To: Francis Fernandes <ffernandes@northampton.gov.uk>  
Cc: George Candler <GCandler@northampton.gov.uk>  
Subject: FW: Lancaster Way

Fyi

Sent with BlackBerry Work  
(www.blackberry.com)

From: [REDACTED]@outlook.com>  
Date: Friday, 21 Aug 2020, 6:18 pm  
To: H[REDACTED] Weston <HWeston@northampton.gov.uk>, Peter Baguley <PBaguley@northampton.gov.uk>, J[REDACTED] Willoughby <jwilloughby@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

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]@outlook.com>  
Sent: 20 August 2020 23:04  
To: H [REDACTED] Weston <mailto:HWeston@northampton.gov.uk> ; Peter Baguley <mailto:PBaguley@northampton.gov.uk> ; J [REDACTED] Willoughby <mailto:jwilloughby@northampton.gov.uk>  
Cc: Phil Larratt (Cllr) <mailto:cllr.plarratt@northampton.gov.uk> ; Julie Davenport Cllr <mailto:cllr.jdavenport@northampton.gov.uk> ; [REDACTED]@yahoo.co.uk>  
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]



**From:** [REDACTED]  
**To:** [Peter Baguley](mailto:Peter.Baguley@northampton.gov.uk)  
**Cc:** [Planning Enforcement](mailto:Planning.Enforcement@northampton.gov.uk)  
**Subject:** RE: Lots of movement on Harvester Way  
**Date:** 21 August 2020 17:40:15

Good evening Peter

I had two texts from [REDACTED] at 16.56 and then again at 17.29 saying that they were still working on site. I believe [REDACTED] neighbour had an argument with them and took a video so I will email him to ask about that.

I was also alerted by a post on the local residents' FB page at 18.35 saying:

so, supposedly Barry Howard and his cronies are meant to stop work at 4.30 (16.30) its now 18.35 and the reversing beeps and engine noises can still be plainly heard!

I think that this is evidence enough – [REDACTED] doesn't text messages like that if it's not happening, and I've edited the FB post slightly as it finished on a less than complimentary note!!!

Will let you know about the video and if it can be passed on.

I do have evidence of the Saturday working as I was videoing [REDACTED] wandering around and the new bit of grass and you can clearly hear the work going on in the house.

Have a good weekend.

Kind regards.

[REDACTED]

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

From: Peter Baguley <<mailto:Peter.Baguley@northampton.gov.uk>>  
Sent: 21 August 2020 16:08  
To: [REDACTED] <[\[REDACTED\]@btinternet.com](mailto:[REDACTED]@btinternet.com)>  
Cc: Planning Enforcement <<mailto:Planning.Enforcement@northampton.gov.uk>>  
Subject: RE: Lots of movement on Harvester Way

Good afternoon [REDACTED]

Did you or any other residents get any evidence of the after hours working?

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: [REDACTED]<[REDACTED]@btinternet.com>

Sent: 21 August 2020 09:24

To: Peter Baguley <PBaguley@northampton.gov.uk>; H[REDACTED] Weston <HWeston@northampton.gov.uk>; Planning Enforcement <planningenforcement@northampton.gov.uk>; J[REDACTED] Willoughby <jwilloughby@northampton.gov.uk>; Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk>

Subject: Lots of movement on Harvester Way

Good morning everyone

There has been a lot of movement around Harvester Way this past week, even including a bit of lone working last Saturday past hours (thought there were rules about lone working?) but yesterday it was fairly buzzing with life!

Lots of people working on numbers 2, 4, 6 and 8, and then last night, lots of lights left on (what a waste of electricity). I hope the new residents make sure they get meter readings when they move in so they don't pay for all that electricity. They were also working past 6.30 last night around all areas of the site causing annoyance to lots of residents. I believe that one of the residents was recently told by Planning Enforcement that no more breaches like this would be tolerated. And yet it goes on, and on, and on.....

Getting ready for more occupancy? I would think so.

Have a good weekend!

Kind regards.



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

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](http://www.northampton.gov.uk)

**From:** [REDACTED]  
**To:** H [REDACTED] Weston  
**Cc:** Peter Baguley; [REDACTED] Rita Bovey  
**Subject:** RE: N/2019/1277 - Lancaster Way, Northampton - Email 3 of 3  
**Date:** 21 August 2020 17:33:39

Dear H [REDACTED]

I had envisaged that the amendment was *de minimis* in significance and would be accepted as part of the planning submission without further issue. Never mind, please set aside the request, as the Applicant seeks to secure the grant of PP as soon as possible. I will deal with the request for the shortening of the footpath-as sought by LHA- after consent has been granted.

Kind Regards

Peter

**From:** H [REDACTED] Weston <HWeston@northampton.gov.uk>  
**Sent:** 20 August 2020 15:49  
**To:** [REDACTED]@framptons-planning.com>  
**Cc:** Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED]@framptons-planning.com>; Rita Bovey <rbovey@northampton.gov.uk>  
**Subject:** RE: N/2019/1277 - Lancaster Way, Northampton - Email 3 of 3

Dear Peter,

Please could you provide me with a response as to how you wish to proceed with this. We are now too late to make the 1<sup>st</sup> September Committee.

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](mailto: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:** H [REDACTED] Weston  
**Sent:** 18 August 2020 10:26  
**To:** [REDACTED]@framptons-planning.com>  
**Cc:** Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED]@framptons-planning.com>; Rita Bovey <rbovey@northampton.gov.uk>

**Subject:** RE: N/2019/1277 - Lancaster Way, Northampton - Email 3 of 3

Dear Peter,

Thank you for your emails.

As the application has already been to committee prior to these amendments, if you wish for the new set of plans to be those considered under application N/2019/1277, the application would have to be returned to committee with an update on what the changes are.

The next Committee is the 1<sup>st</sup> September 2020 which we may be able to make. If we cannot make the 1<sup>st</sup> September Committee, the next is on the 29<sup>th</sup> September.

Please can you advise whether you still wish for the amended plans to be considered under application N/2019/1277.

Thank you.

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](mailto: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]@framptons-planning.com> **On Behalf Of** [REDACTED]  
**Sent:** 18 August 2020 10:19  
**To:** [REDACTED]@framptons-planning.com>; H [REDACTED] Weston  
<[HWeston@northampton.gov.uk](mailto:HWeston@northampton.gov.uk)>  
**Cc:** Peter Baguley <[PBaguley@northampton.gov.uk](mailto:PBaguley@northampton.gov.uk)>; [REDACTED]  
[REDACTED]@northamptonshire.gov.uk>; [REDACTED]@framptons-planning.com>  
**Subject:** N/2019/1277 - Lancaster Way, Northampton - Email 3 of 3

Our ref: PJF/gp/PF/10282

Dear H [REDACTED]

**Town and Country Planning Act 1990**  
**Planning Application Ref: N/2019/1277**  
**Lancaster Way, Northampton**

Further to my email a few minutes ago [10.12], please find attached the third and final bundle of

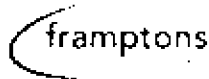
drawings.

Kind regards



Attach: Drawings as listed in email at 10.12

CC: Peter Baguley



Oriel House  
42 North Bar  
Banbury  
Oxfordshire  
OX16 0TH

**Tel: 01295 672310 Fax: 01295 275606**

**Email: [redacted]@framptons-planning.com**

**Our Office Manager, Natalie Dunkley, can be reached on 07803 452 910.**

This email and any attachments are strictly confidential and are for the addressee only. Any forwarding, printing or disclosing the information may form a breach of confidence. Please contact the sender immediately if you have received this email in error. Normal Privacy and Copyright laws apply. Frampton Town Planning Limited has endeavoured to keep this email virus free and accepts no responsibility for any virus attached thereafter.

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](http://www.northampton.gov.uk)

**From:** H [REDACTED] Weston  
**To:** Planning Enforcement  
**Subject:** RE: New occupants  
**Date:** 21 August 2020 11:52:46

Hi

Sorry I was just talking to legal about lan way s106 – I have awful signal today but I will ring you now – if you can't hear me we may have to do a zoom meeting!

H [REDACTED]

From: J [REDACTED] Willoughby <jwilloughby@northampton.gov.uk> On Behalf Of Planning Enforcement  
Sent: 21 August 2020 11:38  
To: H [REDACTED] Weston <HWeston@northampton.gov.uk>  
Subject: FW: New occupants

Hiya

Are you free for a chat at some point to discuss?

J [REDACTED]

From: [REDACTED] <[REDACTED]@btinternet.com>  
Sent: 21 August 2020 11:21  
To: Peter Baguley <PBaguley@northampton.gov.uk>; H [REDACTED] Weston <HWeston@northampton.gov.uk>; Planning Enforcement <planningenforcement@northampton.gov.uk>; J [REDACTED] Willoughby <jwilloughby@northampton.gov.uk>; Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>  
Subject: New occupants

Good morning again

Further to my previous email, please see photo attached that shows new tenants moving in to No 8 Harvester Way.

Surely this shouldn't be happening!

Kind regards.



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



**From:** Emma Roberts (Cllr)  
**To:** [REDACTED]; Peter Baguley; H [REDACTED] Weston; Planning Enforcement; J [REDACTED] Willoughby; Julie Davenport (Cllr)  
**Subject:** RE: New occupants  
**Date:** 21 August 2020 14:18:12

Thank you [REDACTED], I am away for a few days as you know so really appreciate you bringing that too attention.

Peter, it deems promises of no further occupancy were short lived. Further blatant disregard for anyone.

Please let me know what action NBC will be taking.

Kind Regards

Emma

Sent with BlackBerry Work  
(www.blackberry.com)

From: [REDACTED]<[REDACTED]@btinternet.com>  
Date: Friday, 21 Aug 2020, 11:21  
To: Peter Baguley <PBaguley@northampton.gov.uk>, H [REDACTED] Weston <HWeston@northampton.gov.uk>, Planning Enforcement <planningenforcement@northampton.gov.uk>, J [REDACTED] Willoughby <jwilloughby@northampton.gov.uk>, Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>, Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk>  
Subject: New occupants

Good morning again

Further to my previous email, please see photo attached that shows new tenants moving in to No 8 Harvester Way.

Surely this shouldn't be happening!

Kind regards.

[REDACTED]

**From:** T [REDACTED] Boyd  
**To:** [Peter Baguley](#)  
**Subject:** FW: Lancaster Way  
**Date:** 24 August 2020 18:33:06

Peter

Re H [REDACTED] earlier email response to you on Condition 12 - contamination I am still not clear what she is saying - do you understand her response? I have attached a screen shot of the relevant condition - obviously you will need to rotate it to view it properly. I also have just received an out of office from H [REDACTED] email address - she isn't back in work until Wednesday - I assume that means we will not be able to provide [REDACTED] with any further details on where things stand on the contamination condition?

Regards

T [REDACTED]

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

From: T [REDACTED] Boyd <theresa@boyd.bz>  
Sent: 24 August 2020 17:37  
To: T [REDACTED] Boyd <tboyd@northampton.gov.uk>  
Subject: Lancaster Way

**From:** T [REDACTED] Boyd  
**To:** Peter Baguley  
**Subject:** FW: N/2012/0909 - Lancaster Way conditions  
**Date:** 24 August 2020 11:46:01  
**Attachments:** [image001.png](#)

Peter

Please see the last 3 emails. Unfortunately it appears to me that H [REDACTED] is not taking ownership of the issue – I do hope I am wrong. Please let me know when would be convenient for us to speak on the phone.

Regards

Theresa

**From:** H [REDACTED] Weston <HWeston@northampton.gov.uk>  
**Sent:** 24 August 2020 10:28  
**To:** T [REDACTED] Boyd <tboyd@northampton.gov.uk>  
**Subject:** FW: N/2012/0909 - Lancaster Way conditions

**From:** Gavin Smith <GSmith@northampton.gov.uk>  
**Sent:** 22 August 2020 09:30  
**To:** H [REDACTED] Weston <HWeston@northampton.gov.uk>  
**Subject:** RE: N/2012/0909 - Lancaster Way conditions

Hi H [REDACTED]

In truth H [REDACTED] I could not say. Wording of the condition is open to interpretation. Does the validation reporting timeframe relate to the whole site or on a plot by plot basis as they are occupied. If the later is the case then as one plot is occupied then yes, but if it is for the whole site then no.

Hope this helps.

Kind regards

**Gavin Smith | Senior Environmental Health Officer**  
01604 83 [REDACTED]

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

From Tuesday 24<sup>th</sup> March 2020, the Environmental Protection Team will be based from home, wherever possible, please use the [epadmin@northampton.gov.uk](mailto: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.



**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:** H [REDACTED] Weston <[HWeston@northampton.gov.uk](mailto:HWeston@northampton.gov.uk)>

**Sent:** 21 August 2020 15:31

**To:** Gavin Smith <[GSmith@northampton.gov.uk](mailto:GSmith@northampton.gov.uk)>

**Subject:** FW: N/2012/0909 - Lancaster Way conditions

Hi Gavin,

For condition 12 of 2012/0909 the original Lancaster way development – would you say that the development hasn't been undertaken in accordance with the details agreed for this condition? We are trying to establish if technically there is a breach of this condition currently.  
Thanks

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](mailto: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:** T [REDACTED] Boyd <[tboyd@northampton.gov.uk](mailto:tboyd@northampton.gov.uk)>

**Sent:** 21 August 2020 15:29

**To:** H [REDACTED] Weston <[HWeston@northampton.gov.uk](mailto:HWeston@northampton.gov.uk)>

**Cc:** Peter Baguley <[PBaguley@northampton.gov.uk](mailto:PBaguley@northampton.gov.uk)>; R [REDACTED] Bovey <[rbovey@northampton.gov.uk](mailto:rbovey@northampton.gov.uk)>

**Subject:** RE: N/2012/0909 - Lancaster Way conditions

H [REDACTED]

Thank you for your email. I note that you have identified a potential breach in respect of Condition 12 – contamination (highlighted below) which is a pre-commencement condition and you say that Gavin Smith (Environmental Health) is working on it. Could you please ascertain from Gavin what the current position is as Counsel will need to be made aware if, it is now the case

that there is in fact a breach of this condition precedent.

Regards

████████

**From:** H ██████████ Weston <HWeston@northampton.gov.uk>  
**Sent:** 20 August 2020 16:25  
**To:** T ██████████ Boyd <tboyd@northampton.gov.uk>  
**Cc:** J ██████████ Willoughby <jwilloughby@northampton.gov.uk>  
**Subject:** RE: N/2012/0909 - Lancaster Way conditions

Hello

To my knowledge, although J ██████████ may be able to assist, the following is the current situation:

3 – boundary treatments – the conditions requires all of the boundary treatments up before occupation. As they haven't finished and can't do all the boundary treatments, they would be in breach.

5- surface treatments – as with 3 – it requires all to be done prior to occupation

15- recycling – required pre-occupation – they haven't built the flats in the north-eastern corner and the only other flat above garage has been built as a house instead.

18 – roundabout – roundabout is complete on site.

22- bird and bat boxes – all required to be put up before occupation – to my knowledge none have

24 – maintenance strategy – about maintenance so not currently in breach

25 – travel plan – there is a timetable in the travel plan they have to abide by. Travel plan states that details of a Travel Plan Coordinator (TPC) will be provided prior to occupation and cycle storage will be provided through the development before occupation.

For N/2012/0909 they are in breach of conditions:

2- plans – not built in accordance with plans.

3- boundaries – have to put them all up prior to occupation

5- surface treatments – have to do all prior to occupation

Potentially 12- contamination – Gavin Smith is working on this one.

15- bins – have to provide prior to occupation – one hasn't been built and the other has been built as a house not a fog.

19 – levels – not built in accordance with the levels approved by ██████████ under 2012/0909.

22- bird and bat boxes – required to provide prior to occupation

25 – travel plan – they need to tell us the Travel Plan Coordinator and provide cycle storage (I'd question the enforceability of this one particularly).

Kind Regards,

**H ██████████ 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](mailto: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:** T [REDACTED] Boyd <[tboyd@northampton.gov.uk](mailto:tboyd@northampton.gov.uk)>  
**Sent:** 20 August 2020 15:57  
**To:** H [REDACTED] Weston <[HWeston@northampton.gov.uk](mailto:HWeston@northampton.gov.uk)>  
**Subject:** FW: N/2012/0909 - Lancaster Way conditions

H [REDACTED]

I am drafting the Case for Counsel's Advice and accordingly I would ask that you confirm whether the approved details have been implemented in respect of the following conditions:

- Condition 3: boundary treatments
- Condition 5: surface treatments
- Condition 15: refuse/recycling storage
- Condition 18: highway improvement works i.e. mini roundabout
- Condition 22: bird and bat boxes
- Condition 24: maintenance strategy for roads
- Condition 25: Travel Plan

Could you also let me know if there are any breaches of conditions that you are aware of.

Regards

T [REDACTED]

**From:** H [REDACTED] Weston <[HWeston@northampton.gov.uk](mailto:HWeston@northampton.gov.uk)>  
**Sent:** 18 August 2020 11:46  
**To:** [REDACTED] <[\[REDACTED\]@framptons-planning.com](mailto:[REDACTED]@framptons-planning.com)>; [REDACTED] <[\[REDACTED\]@framptons-planning.com](mailto:[REDACTED]@framptons-planning.com)>  
**Cc:** Peter Baguley <[PBaguley@northampton.gov.uk](mailto:PBaguley@northampton.gov.uk)>; J [REDACTED] Willoughby <[jwilloughby@northampton.gov.uk](mailto:jwilloughby@northampton.gov.uk)>; [REDACTED] <[\[REDACTED\]@framptons-planning.com](mailto:[REDACTED]@framptons-planning.com)>; T [REDACTED] Boyd <[tboyd@northampton.gov.uk](mailto:tboyd@northampton.gov.uk)>; Barry Howard <[barry.howard@barryhowardhomes.com](mailto:barry.howard@barryhowardhomes.com)>  
**Subject:** N/2012/0909 - Lancaster Way conditions

Dear Peter,

Please find attached the response regarding conditions 3, 5, 15, 18, 23, 24, and 25.  
The elements of the conditions within application N/2012/0909 requiring the submission of details to be agreed by the Council have now been complied with.  
I would, however, reiterate the need to comply with all conditions in full.

Conditions 3, 5, 15, 22, and 24 all require within the wording of the condition that the approved details are provided/undertaken prior to occupation.

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](mailto: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:** E P Philpott on behalf of [Contact NBC](#)  
**To:** [Julie Davenport \(Cllr\)](#)  
**Subject:** NCN000239  
**Date:** 24 August 2020 09:01:19  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

Good Morning Councillor Davenport

Thank you for your email regarding the development.

I can confirm that I have logged your enquiry with our dedicated Planning team, reference NCN000239. They will be in contact within the next five working days to discuss the development and maintenance further.

Please do let me know should you need any assistance in the meantime.

Kind Regards

E P

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



**From:** Julie Davenport (Cllr) <cldr.jdavenport@northampton.gov.uk>  
**Sent:** 21 August 2020 14:27  
**To:** R Bovey <rbovey@northampton.gov.uk>; Contact NBC <contact@northampton.gov.uk>  
**Subject:** RE: Blisworth Close

I've always described this area as Blisworth Close, just as I do with Lancaster Way.

The development is on the Rothersthorpe Rd. It is another infamous Barry Howard Homes Development. All the green spaces on that site have not been adopted, neither have the roads. I've been advised numerous times that the green spaces would be adopted soon but I have not heard that they have been. This causes problems with maintenance work (not being done). The roads, I was told, would not be adopted until the drains were up to standard. Residents are obviously very concerned about this.



Maybe it was Wendy Roussell who dealt with the queries for this.

Kind regards  
Julie

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

**From:** R■■ Bovey <[rbovey@northampton.gov.uk](mailto:rbovey@northampton.gov.uk)>  
**Date:** Friday, 21 Aug 2020, 1:29 pm  
**To:** Julie Davenport (Cllr) <[cldr.jdavenport@northampton.gov.uk](mailto:cldr.jdavenport@northampton.gov.uk)>  
**Cc:** Contact NBC <[contact@northampton.gov.uk](mailto:contact@northampton.gov.uk)>  
**Subject:** FW: Blisworth Close

Hi Julie,

Hope you are well.

Sorry to have to remind you that members' queries should go to the Contact Centre first. Please also can you clarify your query. I am not sure which site you are referring to. Please can you elaborate a little bit more and send via the Contact Centre.

Many thanks.

Regards

**R■■ Bovey | Development Manager**

01604 83■■■■

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

**From:** Julie Davenport (Cllr) <[cldr.jdavenport@northampton.gov.uk](mailto:cldr.jdavenport@northampton.gov.uk)>  
**Sent:** 21 August 2020 10:27  
**To:** Planning <[planning@northampton.gov.uk](mailto:planning@northampton.gov.uk)>  
**Subject:** Blisworth Close

Could you please advise me of the status of the Blisworth Close roads and green spaces?

Kind regards  
Julie

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

**From:** H [REDACTED] Weston  
**To:** Peter Baguley <PBaguley@northampton.gov.uk>  
**Subject:** RE: Another breach Lancaster Way  
**Date:** 24 August 2020 10:25:18

Hello

I can't get this video to play

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](mailto:planning@northampton.gov.uk) <<mailto: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: Peter Baguley <PBaguley@northampton.gov.uk>  
Sent: 24 August 2020 08:49  
To: H [REDACTED] Weston <HWeston@northampton.gov.uk>; R [REDACTED] Bovey <rbovey@northampton.gov.uk>  
Subject: FW: Another breach Lancaster Way

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

01604 83 [REDACTED]

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

NN1 1DE | 0300 330 7000

From: [REDACTED] <[REDACTED]@hotmail.co.uk>  
Sent: 22 August 2020 11:59  
To: Planning Enforcement <planningenforcement@northampton.gov.uk>; Peter Baguley <PBaguley@northampton.gov.uk>; Julie Davenport (Cllr) <cjl.r.j.davenport@northampton.gov.uk>; Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>  
Subject: Another breach Lancaster Way

Attachment(s) (ATT000002.htm,ATT000003.htm,ATT00001.htm) was detected in the email.  
Action taken : InsertStamp,Notification,Notification

Please only open the e-mail / attachment(s) if you believe this is a genuine e-mail and you are expecting it.

Download Attachment <[https://www.icloud.com/attachment/?u=https%3A%2F%2Fcvws.icloud-content.com%2FB%2FAV4U4gYxtzzGxUjpn-OZhXtc6RQRAWRum3XYq7SKbul3V4iPb2qiIPR%2F%24%27B%27D%3F%3DAmJqN62D2mvANJkKA%2XanG2Q0qaZouAaHf2-12iopLaN%26v%3D1%26x%3D3%26a%3DCAogJoNqFC1G0mAl1i38ukeZwrGwLJ3-qjLT4NPzF5iWAOsdrRDErMiuwS4YxLzDgssuIgEAKggByAD\\_cG21zFIEXOkUEVoEqonzvWolmhlIc3K0HRSyzVyh5GAmgwoKD\\_aRsLimvWB4GaPh2vJKHReQM3lI0sCisWhT5wjN3TV0pbK1vecl6lAE-iFLrf4DG19NOP2tQw%26e%3D1600685923%26f%3D%26%3D3B7EF6A0-3750-41E8-860D-E93F0119D2C6-1%26k%3D%24%27Buk%27D%26cke%3Dcom.apple.largeattachment%26ckz%3D96651716-DC90-4AF0-97F1-B65529CCFE3E%26p%3D9%26%3Dj9xXi8nCNamY6Ho29YmOVD3RlhY&uk=vfckl5mh-q-0l7rZYXhWSQ&f=IMG\\_7624.MOV&sz=37054230](https://www.icloud.com/attachment/?u=https%3A%2F%2Fcvws.icloud-content.com%2FB%2FAV4U4gYxtzzGxUjpn-OZhXtc6RQRAWRum3XYq7SKbul3V4iPb2qiIPR%2F%24%27B%27D%3F%3DAmJqN62D2mvANJkKA%2XanG2Q0qaZouAaHf2-12iopLaN%26v%3D1%26x%3D3%26a%3DCAogJoNqFC1G0mAl1i38ukeZwrGwLJ3-qjLT4NPzF5iWAOsdrRDErMiuwS4YxLzDgssuIgEAKggByAD_cG21zFIEXOkUEVoEqonzvWolmhlIc3K0HRSyzVyh5GAmgwoKD_aRsLimvWB4GaPh2vJKHReQM3lI0sCisWhT5wjN3TV0pbK1vecl6lAE-iFLrf4DG19NOP2tQw%26e%3D1600685923%26f%3D%26%3D3B7EF6A0-3750-41E8-860D-E93F0119D2C6-1%26k%3D%24%27Buk%27D%26cke%3Dcom.apple.largeattachment%26ckz%3D96651716-DC90-4AF0-97F1-B65529CCFE3E%26p%3D9%26%3Dj9xXi8nCNamY6Ho29YmOVD3RlhY&uk=vfckl5mh-q-0l7rZYXhWSQ&f=IMG_7624.MOV&sz=37054230)>

Available until 21 Sep 2020 <[https://www.icloud.com/attachment/?u=https%3A%2F%2Fcvws.icloud-content.com%2FB%2FAV4U4gYxtzzGxUjpn-OZhXtc6RQRAWRum3XYq7SKbul3V4iPb2qiIPR%2F%24%27B%27D%3F%3DAmJqN62D2mvANJkKA%2XanG2Q0qaZouAaHf2-12iopLaN%26v%3D1%26x%3D3%26a%3DCAogJoNqFC1G0mAl1i38ukeZwrGwLJ3-qjLT4NPzF5iWAOsdrRDErMiuwS4YxLzDgssuIgEAKggByAD\\_cG21zFIEXOkUEVoEqonzvWolmhlIc3K0HRSyzVyh5GAmgwoKD\\_aRsLimvWB4GaPh2vJKHReQM3lI0sCisWhT5wjN3TV0pbK1vecl6lAE-iFLrf4DG19NOP2tQw%26e%3D1600685923%26f%3D%26%3D3B7EF6A0-3750-41E8-860D-E93F0119D2C6-1%26k%3D%24%27Buk%27D%26cke%3Dcom.apple.largeattachment%26ckz%3D96651716-DC90-4AF0-97F1-B65529CCFE3E%26p%3D9%26%3Dj9xXi8nCNamY6Ho29YmOVD3RlhY&uk=vfckl5mh-q-0l7rZYXhWSQ&f=IMG\\_7624.MOV&sz=37054230](https://www.icloud.com/attachment/?u=https%3A%2F%2Fcvws.icloud-content.com%2FB%2FAV4U4gYxtzzGxUjpn-OZhXtc6RQRAWRum3XYq7SKbul3V4iPb2qiIPR%2F%24%27B%27D%3F%3DAmJqN62D2mvANJkKA%2XanG2Q0qaZouAaHf2-12iopLaN%26v%3D1%26x%3D3%26a%3DCAogJoNqFC1G0mAl1i38ukeZwrGwLJ3-qjLT4NPzF5iWAOsdrRDErMiuwS4YxLzDgssuIgEAKggByAD_cG21zFIEXOkUEVoEqonzvWolmhlIc3K0HRSyzVyh5GAmgwoKD_aRsLimvWB4GaPh2vJKHReQM3lI0sCisWhT5wjN3TV0pbK1vecl6lAE-iFLrf4DG19NOP2tQw%26e%3D1600685923%26f%3D%26%3D3B7EF6A0-3750-41E8-860D-E93F0119D2C6-1%26k%3D%24%27Buk%27D%26cke%3Dcom.apple.largeattachment%26ckz%3D96651716-DC90-4AF0-97F1-B65529CCFE3E%26p%3D9%26%3Dj9xXi8nCNamY6Ho29YmOVD3RlhY&uk=vfckl5mh-q-0l7rZYXhWSQ&f=IMG_7624.MOV&sz=37054230)>

**From:** Julie Davenport (Cllr)  
**To:** [REDACTED]  
**Subject:** RE: Blisworth Close  
**Date:** 24 August 2020 11:44:34

The green spaces will be transferred to the Council. I'm waiting to hear about roads.

Barry Howards new development's green spaces and roads are not going to be adopted which was part of the initial plans, not to adopt them. A sign of things to come in future developments - maybe

Kind regards  
Julie

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

**From:** [REDACTED]@northampton.ac.uk>  
**Date:** Monday, 24 Aug 2020, 10:52 am  
**To:** Julie Davenport (Cllr) <[cllr.jdavenport@northampton.gov.uk](mailto:cllr.jdavenport@northampton.gov.uk)>  
**Subject:** RE: Blisworth Close

Oh Dear Julie,

Its never easy with them is it? They keep bouncing you back to someone else. Thank you so much for keep on trying. When they say transfer of land, do they mean to the council or to this new company that take over? Just try to understand what is happening.

Kind regards

[REDACTED]

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

From: Julie Davenport (Cllr) <[cllr.jdavenport@northampton.gov.uk](mailto:cllr.jdavenport@northampton.gov.uk)>  
Sent: 21 August 2020 17:05  
To: [REDACTED]@northampton.ac.uk>  
Subject: FW: Blisworth Close

And so it goes on

Kind regards  
Julie

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

From: W [REDACTED] Rousell <[WRousell@northampton.gov.uk](mailto:WRousell@northampton.gov.uk)<<mailto:WRousell@northampton.gov.uk>>>  
Date: Friday, 21 Aug 2020, 3:48 pm  
To: Julie Davenport (Cllr)  
<[cllr.jdavenport@northampton.gov.uk](mailto:cllr.jdavenport@northampton.gov.uk)<<mailto:cllr.jdavenport@northampton.gov.uk>>>  
Cc: R [REDACTED] Bovey <[rbovey@northampton.gov.uk](mailto:rbovey@northampton.gov.uk)<<mailto:rbovey@northampton.gov.uk>>>, Contact NBC  
<[contact@northampton.gov.uk](mailto:contact@northampton.gov.uk)<<mailto:contact@northampton.gov.uk>>>  
Subject: FW: Blisworth Close

Dear Councillor Davenport

Whilst there has been some progress with this, it is still slow.

This development was subject to a bankruptcy order associated with a company, that was previously part of Barry Howard Homes.

As a result of this, the land became the responsibility of the Crown rather than the developer, which is who we are now having to negotiate with. The most recent update that I received from our solicitor about 2 weeks ago, indicated that we are very close to agreeing that the transfer can take place, which will then mean the legal process can be finalised.

As previously advised, I will update you when the land transfer of the open space has been completed.

In respect of the open space, although they were strictly not responsible for the land, Barry Howard Homes agreed to clear the fly-tipping from the ditch (I believe this amounted to three lorry loads of furniture and other rubbish) and carried out a lot of maintenance on the landscaping, particularly relating to the trees around the play area. This was carried out as a final goodwill gesture and was inspected by the Neighbourhood Warden following the clearance.

I am aware that you have previously been in contact with [REDACTED] at NCC, regarding the adoption of the highways. I would suggest that you contact [REDACTED] direct regarding this point, which is a matter for the Local Highway Authority.

I trust this information is of assistance.

Regards

W [REDACTED]

W [REDACTED] Rousell | 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](mailto: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: Julie Davenport (Cllr)

<[cllr.jdavenport@northampton.gov.uk](mailto:cllr.jdavenport@northampton.gov.uk)>

Sent: 21 August 2020 14:27

To: R [REDACTED] Bovey <[rbovey@northampton.gov.uk](mailto:rbovey@northampton.gov.uk)>; Contact NBC

<[contact@northampton.gov.uk](mailto:contact@northampton.gov.uk)>

Subject: RE: Blisworth Close

I've always described this area as Blisworth Close, just as I do with Lancaster Way.

The development is on the Rothersthorpe Rd. It is another infamous Barry Howard Homes Development. All the green spaces on that site have not been adopted, neither have the roads. I've been advised numerous times that the green spaces would be adopted soon but I have not heard that they have been. This causes problems with maintenance work (not being done). The roads, I was told, would not be adopted until the drains were up to standard. Residents are obviously very concerned about this.

Maybe it was W [REDACTED] Rousell who dealt with the queries for this.

Kind regards

Julie

**From:** R■■ Bovey  
**To:** H■■ Weston; N■■ Scaife  
**Cc:** Peter Baguley  
**Subject:** RE: Lancaster Way 2019/1277 legal agreement  
**Date:** 24 August 2020 09:04:52

Morning,

We have the committee it would be the same obligations as the 2012 agreement, my view is not. As the 2012 has rentplus.

R■■ Bovey|Development Manager

01604 83■■■

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

NN1 1DE | 0300 330 7000

From: Hannah Weston <HWeston@northampton.gov.uk>  
Sent: 21 August 2020 17:23  
To: R■■ Bovey <rbovey@northampton.gov.uk>; N■■ Scaife <NScaife@northampton.gov.uk>  
Cc: Peter Baguley <PBaguley@northampton.gov.uk>  
Subject: Lancaster Way 2019/1277 legal agreement

Good afternoon,

For the legal agreement for the new application 2019/1277, Committee agreed the same s106 as 2012/0909 with changes to the open space.

At the time of committee this did not include alterations to the affordable housing (rentplus) which were agreed today.

The question is, would you be happy for the s106 being drafted for application 2019/1277 to include the altered affordable housing (with rentplus) as it now forms part of the s106 for 2012/0909 or do you think that it would have to be returned to Committee if this alterations was to be included within the s106 as it was not in place when committee agreed 2019/1277.

Thank you

Kind Regards,

H[REDACTED] Weston I Principal Planning Officer

Planning Services I Northampton Borough Council I The Guildhall, St Giles Square, Northampton, NN1 1DE I  
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](mailto: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:** H [REDACTED] Weston  
**To:** C [REDACTED] Tuckley  
**Subject:** RE: Lancaster Way  
**Date:** 24 August 2020 10:49:46

Hi C [REDACTED]

As far as I am concerned they can't occupy until the s106 for 2019/1277 is completed (first draft under discussion) and the decision notice issued but I'm not convinced this is what BHH has been told by others (I haven't been updated about this).

Peter will need to come back on this as to what he has agreed with the developer.

All conditions under 2012/0909 that required details to be approved by the LPA have been approved, however there are a number of conditions which require the details to be undertaken in full on site prior to occupation which they are in breach of – e.g. they have to do all of the boundary fences, the bin stores for the flats which are not built, all of the bird and bat boxes etc.. They are also obviously also in breach of the plans condition and levels condition for 2012/0909 as what is on site does not match 2012/0909.

T [REDACTED] is getting Counsel opinion on this matter I believe.

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](mailto: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: C [REDACTED] Tuckley <[ctuckley@northampton.gov.uk](mailto:ctuckley@northampton.gov.uk)>  
Sent: 24 August 2020 09:07  
To: Peter Baguley <[PBaguley@northampton.gov.uk](mailto:PBaguley@northampton.gov.uk)>; R [REDACTED] Bovey <[rbovey@northampton.gov.uk](mailto:rbovey@northampton.gov.uk)>; T [REDACTED] Boyd <[tboyd@northampton.gov.uk](mailto:tboyd@northampton.gov.uk)>; H [REDACTED] Weston <[HWeston@northampton.gov.uk](mailto:HWeston@northampton.gov.uk)>; W [REDACTED] Rousell <[WRousell@northampton.gov.uk](mailto:WRousell@northampton.gov.uk)>  
Subject: Lancaster Way

Good Morning All

J[REDACTED] is off this week and I have attempted to catch up on all that happened Friday and what has come in to Planning Enforcement this morning.

It seems in essence that Barry has ignored his written undertaking that no more properties would be occupied prior to the outstanding planning matters being sorted ( unless of course they are sorted ). What I am unsure of is if I have the most up to date information.

Has anyone asked Barry why he has done this? I would suggest Peter asks as it was he who the undertaking was made to.

How far away is he from completing all that is required for Planning? I ask this as if the process is lengthy it may well be abortive work and we are struggling staff wise.

With the best will in the world I have several things biting at my heels today to keep customers happy and T[REDACTED] is alone Wednesday to Friday. I am alone today also.

I also see the emails regarding out of hours working. Whilst I am not brushing this off, it will be a difficult one to defend as the Government has widened the parameters so much for construction sites that it may be difficult one to take on, particularly as the hours were not unsociable.

Thanks

C [REDACTED]



**From:** C. [REDACTED] Tuckley on behalf of Planning Enforcement  
**To:** Peter Baguley; Planning Enforcement; H. [REDACTED] Weston; R. [REDACTED] Bovey  
**Subject:** RE: Lots of movement on Harvester Way  
**Date:** 24 August 2020 08:51:06

My media player won't play it. sorry

From: Peter Baguley <PBaguley@northampton.gov.uk>  
Sent: 24 August 2020 07:38  
To: Planning Enforcement <planningenforcement@northampton.gov.uk>; H. [REDACTED] Weston <HWeston@northampton.gov.uk>; R. [REDACTED] Bovey <rbovey@northampton.gov.uk>  
Subject: FW: Lots of movement on Harvester Way

Morning

Please can we check the timing data on this and take a view on whether it constitutes 'working'. If it does, given the previous warning, its straight to a BCN?

Thanks

Peter

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

01604 83 [REDACTED]

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

NN1 1DE | 0300 330 7000

From: [REDACTED]@btinternet.com>  
Sent: 22 August 2020 15:24  
To: Peter Baguley <PBaguley@northampton.gov.uk>  
Cc: Planning Enforcement <planningenforcement@northampton.gov.uk>  
Subject: RE: Lots of movement on Harvester Way

Good afternoon Peter

Please find attached a short video taken from Hexham Court which shows one of the residents arguing with the workers about them still working past hours.

I believe that [REDACTED] will also be emailing you with regard to this as she witnessed this breach of working hours.

Kind regards.

[REDACTED]

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

From: Peter Baguley <<mailto:PBaguley@northampton.gov.uk>>  
Sent: 21 August 2020 16:08  
To: [REDACTED] <[\[REDACTED\]@btinternet.com](mailto:[REDACTED]@btinternet.com)>  
Cc: Planning Enforcement <<mailto:planningenforcement@northampton.gov.uk>>  
Subject: RE: Lots of movement on Harvester Way

Good afternoon [REDACTED]

Did you or any other residents get any evidence of the after hours working?

Thanks

Peter

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

01604 83 [REDACTED]

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

NN1 1DE | 0300 330 7000

**From:** H[REDACTED] Weston  
**To:** Peter Baguley; Planning Enforcement; R[REDACTED] Bovey  
**Subject:** RE: Lots of movement on Harvester Way  
**Date:** 24 August 2020 10:21:42

Hi

I've watched the video – it is a neighbour shouting aggressively at a man over a fence in a hard hat who identifies himself as the site manager that it is a half past 4 finish and BH knows that.

The site manager says they have to get it ready for someone to move in. mostly it is just shouting from the neighbour. The video doesn't show any working just three men in hard hats walking up to the corner of a building.

There is no time or date stamp.

Kind Regards,

H[REDACTED] Weston I Principal Planning Officer

Planning Services I Northampton Borough Council I The Guildhall, St Giles Square, Northampton, NN1 1DE I  
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](mailto:planning@northampton.gov.uk) <<mailto: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: Peter Baguley <[PBaguley@northampton.gov.uk](mailto:PBaguley@northampton.gov.uk)>  
Sent: 24 August 2020 07:38  
To: Planning Enforcement <[planningenforcement@northampton.gov.uk](mailto:planningenforcement@northampton.gov.uk)>; H[REDACTED] Weston <[HWeston@northampton.gov.uk](mailto:HWeston@northampton.gov.uk)>; R[REDACTED] Bovey <[rbovey@northampton.gov.uk](mailto:rbovey@northampton.gov.uk)>  
Subject: FW: Lots of movement on Harvester Way

Morning

Please can we check the timing data on this and take a view on whether it constitutes 'working'. If it does, given the previous warning, its straight to a BCN?

Thanks

**From:** H [REDACTED] Weston  
**To:** Peter Baguley  
**Cc:** R [REDACTED] Bovey; T [REDACTED] Boyd; [Planning Enforcement](#)  
**Subject:** RE: N/2012/0909 - Lancaster Way conditions  
**Date:** 24 August 2020 17:24:54

Hello Peter,

My opinion is that it would not be a breach of this condition or at least would not be enforceable and would leave it for Environmental Health to resolve. B [REDACTED] has agreed details. It's also covered in the new app 2019/1277 as I have kept the entire condition requiring all the information due to the known issues and they are working on it.

With regards to boundary fencing, this would be a matter I'd have to leave for enforcement to answer. All fencing should be up in accordance with the approved details, which we know they are in breach of.

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](mailto: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:** Peter Baguley <PBaguley@northampton.gov.uk>  
**Sent:** 24 August 2020 15:42  
**To:** H [REDACTED] Weston <HWeston@northampton.gov.uk>  
**Cc:** R [REDACTED] Bovey <rbovey@northampton.gov.uk>; T [REDACTED] Boyd <tboyd@northampton.gov.uk>  
**Subject:** RE: N/2012/0909 - Lancaster Way conditions

H [REDACTED]

Can you confirm your opinion on whether there is a breach of this condition, and also the position in relation to boundary fences raised over the weekend?

Thanks

Peter

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

01604 83 [REDACTED]

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

Northampton,  
NN1 1DE | 0300 330 7000

**From:** H [REDACTED] Weston <HWeston@northampton.gov.uk>  
**Sent:** 21 August 2020 15:32  
**To:** T [REDACTED] Boyd <tboyd@northampton.gov.uk>  
**Cc:** Peter Baguley <PBaguley@northampton.gov.uk>; R [REDACTED] Bovey <rbovey@northampton.gov.uk>  
**Subject:** RE: N/2012/0909 - Lancaster Way conditions

Hello

Gavin is away until the 1<sup>st</sup> September – I have emailed him.

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](mailto: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:** T [REDACTED] Boyd <tboyd@northampton.gov.uk>  
**Sent:** 21 August 2020 15:29  
**To:** H [REDACTED] Weston <HWeston@northampton.gov.uk>  
**Cc:** Peter Baguley <PBaguley@northampton.gov.uk>; R [REDACTED] Bovey <rbovey@northampton.gov.uk>  
**Subject:** RE: N/2012/0909 - Lancaster Way conditions

H [REDACTED]

Thank you for your email. I note that you have identified a potential breach in respect of Condition 12 – contamination (highlighted below) which is a pre-commencement condition and you say that Gavin Smith (Environmental Health) is working on it. Could you please ascertain from Gavin what the current position is as Counsel will need to be made aware if, it is now the case that there is in fact a breach of this condition precedent.

Regards

T [REDACTED]

**From:** H [REDACTED] Weston <HWeston@northampton.gov.uk>  
**Sent:** 20 August 2020 16:25

**To:** T [REDACTED] Boyd <tboyd@northampton.gov.uk>  
**Cc:** J [REDACTED] Willoughby <jwilloughby@northampton.gov.uk>  
**Subject:** RE: N/2012/0909 - Lancaster Way conditions

Hello

To my knowledge, although J [REDACTED] may be able to assist, the following is the current situation:

3 – boundary treatments – the conditions requires all of the boundary treatments up before occupation. As they haven't finished and can't do all the boundary treatments, they would be in breach.

5- surface treatments – as with 3 – it requires all to be done prior to occupation

15- recycling – required pre-occupation – they haven't built the flats in the north-eastern corner and the only other flat above garage has been built as a house instead.

18 – roundabout – roundabout is complete on site.

22- bird and bat boxes – all required to be put up before occupation – to my knowledge none have

24 – maintenance strategy – about maintenance so not currently in breach

25 – travel plan – there is a timetable in the travel plan they have to abide by. Travel plan states that details of a Travel Plan Coordinator (TPC) will be provided prior to occupation and cycle storage will be provided through the development before occupation.

For N/2012/0909 they are in breach of conditions:

2- plans – not built in accordance with plans.

3- boundaries – have to put them all up prior to occupation

5- surface treatments – have to do all prior to occupation

Potentially 12- contamination – Gavin Smith is working on this one.

15- bins – have to provide prior to occupation – one hasn't been built and the other has been built as a house not a fog.

19 – levels – not built in accordance with the levels approved by [REDACTED] under 2012/0909.

22- bird and bat boxes – required to provide prior to occupation

25 – travel plan – they need to tell us the Travel Plan Coordinator and provide cycle storage (I'd question the enforceability of this one particularly).

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](mailto: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:** T [REDACTED] Roberts  
**To:** Planning Enforcement  
**Subject:** ADMIN Submitted Councillor Enquires from Cllr Davenport  
**Date:** 25 August 2020 09:50:45  
**Attachments:** [Cllr Enquiry 3.JPG](#)  
[Cllr Enquiry 4.JPG](#)  
[FW Neighbour Planning issues.msg](#)

Please add this add the first enquiry to Lancaster Way. The other two I have already dealt with.

From: R [REDACTED] Bovey <rbovey@northampton.gov.uk>  
Sent: 24 August 2020 15:41  
To: T [REDACTED] Roberts <troberts@northampton.gov.uk>  
Cc: H [REDACTED] Weston <HWeston@northampton.gov.uk>  
Subject: FW: Submitted Councillor Enquires from Cllr Davenport

T [REDACTED]

Please can you have a look at all three and drafted reply as necessary.

Then let F [REDACTED] know so that she can close off CXM.

Thanks.

R [REDACTED] Bovey | Development Manager

01604 83 [REDACTED]

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

NN1 1DE | 0300 330 7000

From: F [REDACTED] Denton <FDenton@northampton.gov.uk>  
Sent: 24 August 2020 15:07  
To: R [REDACTED] Bovey <rbovey@northampton.gov.uk>  
Subject: Submitted Councillor Enquires from Cllr Davenport

Afternoon R [REDACTED]

Hope you're keeping well. It feels like I haven't spoken to you in ages!

Councillor Davenport has submitted four separate councillor enquires which can be found attached.

Please can you allocate and arrange a response.

Thank you.

Kind Regards,

F [REDACTED] Denton | 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:** N [REDACTED] Scaife  
**To:** S [REDACTED] Holmes  
**Subject:** RE: IMPORTANT FW: Purchase Order Lancaster Way  
**Date:** 25 August 2020 08:50:10

Done

N [REDACTED] Scaife | Development Management Team Leader

01604 83 [REDACTED]

From Tuesday 24th March 2020 the Development Management team will be working from home, wherever possible. Please use the [planning@northampton.gov.uk](mailto:planning@northampton.gov.uk) <<mailto: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.

Planning Services | Northampton Borough Council | The Guildhall, St. Giles Sq, 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: S [REDACTED] Holmes <[sholmes@northampton.gov.uk](mailto:sholmes@northampton.gov.uk)>  
Sent: 25 August 2020 08:38  
To: N [REDACTED] Scaife <[NScaife@northampton.gov.uk](mailto:NScaife@northampton.gov.uk)>  
Subject: IMPORTANT FW: Purchase Order Lancaster Way  
Importance: High

Hi N [REDACTED]

Hope you are keeping well.

Please can you login to Agresso and approve the order for [REDACTED], it's for R [REDACTED].

Many thanks

S [REDACTED]

From: R [REDACTED] Bovey <rbovey@northampton.gov.uk>  
Sent: 24 August 2020 15:31  
To: S [REDACTED] Holmes <sholmes@northampton.gov.uk>  
Subject: Purchase Order Lancaster Way

Hi S [REDACTED]

Please can you raise that for me as soon as possible as I need the code for T [REDACTED] to contact the QC.

However, D [REDACTED] SL is on leave so he can't sign off agresso. Please can you make sure that it will get to me for signing as I worry that it will stuck in D [REDACTED] inbox.

Much obliged.

R [REDACTED] Bovey | Development Manager

01604 83 [REDACTED]

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

NN1 1DE | 0300 330 7000

**From:** T [REDACTED] Roberts  
**To:** T [REDACTED] Boyd; C [REDACTED] Tuckley  
**Cc:** J [REDACTED] Willoughby; Peter Baguley; R [REDACTED] Bovey; H [REDACTED] Weston  
**Subject:** RE: Lancaster Way  
**Date:** 25 August 2020 17:50:37

T [REDACTED]

I have completed a plan of the exact properties in occupation and will be transferring that data to a plan of the estate which will include plot numbers.

I'll make sure the extra data you require is added to that.

Regards

T [REDACTED]

Sent with BlackBerry Work  
(www.blackberry.com)

From: T [REDACTED] Boyd <tboyd@northampton.gov.uk>  
Date: Tuesday, 25 Aug 2020, 5:46 pm  
To: C [REDACTED] Tuckley <ctuckley@northampton.gov.uk>  
Cc: J [REDACTED] Willoughby <jwilloughby@northampton.gov.uk>, T [REDACTED] Roberts <troberts@northampton.gov.uk>, Peter Baguley <PBaguley@northampton.gov.uk>, R [REDACTED] Bovey <rbovey@northampton.gov.uk>, H [REDACTED] Weston <HWeston@northampton.gov.uk>  
Subject: Lancaster Way

C [REDACTED]

Thank you for asking T [REDACTED] to visit the Site earlier today and for confirming that there are 8 dwellings now being occupied. If you aren't already doing so could you please keep a log of which plot numbers are occupied, the dates from which you believe those plots have been occupied (based on intelligence provided by complainants) and the dates on which you first visited the Site and found those units to be occupied. Thanks.

Regards

T [REDACTED]

**From:** T [REDACTED] Boyd  
**To:** C [REDACTED] Tuckley  
**Subject:** RE: Urgent - Lancaster Way  
**Date:** 25 August 2020 08:41:44

C [REDACTED]

That's great. Based on this it looks like implementation was 17th April 2019 and the visit on 8th May 2019 appears to be when the Council first became aware of the Site not being built out in accordance with the approved drawings. Thanks for your help.

Regards

T [REDACTED]

From: C [REDACTED] Tuckley <ctuckley@northampton.gov.uk>  
Sent: 25 August 2020 08:33  
To: T [REDACTED] Boyd <tboyd@northampton.gov.uk>  
Subject: RE: Urgent - Lancaster Way

Hi T [REDACTED]

Here is what I found:

E/2018/1157

Complaint about Boundary Fencing Registered 17/12/2018.

First Site Visit (SV) 7/1/2019 they were securing the front of the site

SV 31/1/2019 Clearing the site

SV 27/3/2019 Works at entrance to site said to be in relation to s.278

SV 17/4/2019 Soil deposits on the boundary from excavations/levelling ( I think this is the first sign of implementation).

SV 8/5/2019 by JW and HW meeting surveyor to talk about position of plots, roadway and roundabout. It was noted on that visit that there was piling in for the plots.

Does this help?

Regards

C [REDACTED]

From: T [REDACTED] Boyd <tboyd@northampton.gov.uk>  
Sent: 25 August 2020 08:05  
To: C [REDACTED] Tuckley <ctuckley@northampton.gov.uk>  
Cc: T [REDACTED] Roberts <troberts@northampton.gov.uk>; Peter Baguley <PBaguley@northampton.gov.uk>; R [REDACTED] Bovey <rbovey@northampton.gov.uk>  
Subject: RE: Urgent - Lancaster Way

Thanks C [REDACTED] I also need an approximate date for when the Council became aware the development wasn't being built out in accordance with the approved plans. The Section 73 Application was submitted in October 2019 so this will be some time before that – sorry I cant be more helpful in narrowing down the window.

Regards

T [REDACTED]

From: C [REDACTED] Tuckley <ctuckley@northampton.gov.uk>  
Sent: 25 August 2020 07:51  
To: T [REDACTED] Boyd <tboyd@northampton.gov.uk>; T [REDACTED] Roberts <troberts@northampton.gov.uk>  
Cc: Peter Baguley <PBaguley@northampton.gov.uk>; R [REDACTED] Bovey <rbovey@northampton.gov.uk>  
Subject: RE: Urgent - Lancaster Way

Good morning T [REDACTED]

I will get back to you shortly. Checking records.

C [REDACTED]

Sent with BlackBerry Work  
(www.blackberry.com)

From: T [REDACTED] Boyd <tboyd@northampton.gov.uk>  
Date: Monday, 24 Aug 2020, 6:41 pm  
To: C [REDACTED] Tuckley <ctuckley@northampton.gov.uk>; T [REDACTED] Roberts <troberts@northampton.gov.uk>  
Cc: Peter Baguley <PBaguley@northampton.gov.uk>; R [REDACTED] Bovey <rbovey@northampton.gov.uk>

Subject: Urgent - Lancaster Way

C [REDACTED] / T [REDACTED]

I am trying to finalise Instructions for Counsel to advise in relation to the enforcement issues at Lancaster Way and I need to know what month Barry Howard commenced development i.e. implemented the consent as opposed to site clearance works. I seem to think that I have been told at some point in the past that it was April 2019? I am hoping you can help with this maybe by checking Building Control records. I need to get the papers off to Counsel in the morning so your assistance would be appreciated.

Regards

T [REDACTED]

**From:** [REDACTED]  
**To:** [H \[REDACTED\] Weston](#); [Peter Baguley](#)  
**Subject:** s106 agreement Lancaster Way N/2019/0295  
**Date:** 25 August 2020 15:47:36

Hi both,

Would you like me to point out the errors in the agreement? Or is it being corrected?

Related to this, could either of you also finally answer the question: do you believe the development now being occupied is permission N/2012/0909 or N/2019/1277?

And could you remind Planning Enforcement they are suppose to respond to reports of planning breaches in ten days – I'm still waiting for any kind of response about the related substation many weeks later (which has allowed matters to become worse).

Thanks again,

[REDACTED]

**From:** Peter Baguley  
**To:** [REDACTED] H [REDACTED] Weston; [REDACTED] Willoughby; Planning Enforcement; Emma Roberts (Cllr); Julie Davenport (Cllr)  
**Subject:** RE: More occupations  
**Date:** 26 August 2020 09:54:29

Good morning [REDACTED]

Thank you for the notification of the latest occupations. I'll update you on the Councils position on this as soon as I am able to.

Regards

Peter

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

01604 83 [REDACTED]

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

NN1 1DE | 0300 330 7000

From: [REDACTED]@btinternet.com>  
Sent: 26 August 2020 09:42  
To: Peter Baguley <PBaguley@northampton.gov.uk>; H [REDACTED] Weston <HWeston@northampton.gov.uk>; J [REDACTED] Willoughby <jwilloughby@northampton.gov.uk>; Planning Enforcement <planningenforcement@northampton.gov.uk>; Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>  
Subject: FW: More occupations

Good morning everyone

I must admit that I am rather surprised not to get any kind of response to my email on Monday. Is it that you're as speechless as I am about all this, or has Planning just given in to Barry Howard – again – and we can expect wholesale occupation from now on? Well, in those houses that are finished.

Kind regards.

[REDACTED]



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

From: [REDACTED]@btinternet.com>

Sent: 24 August 2020 08:26

To: Peter Baguley <<mailto:PBaguley@northampton.gov.uk>> ; H[REDACTED] Weston  
<<mailto:HWeston@northampton.gov.uk>> ; J[REDACTED] Willoughby <<mailto:jwilloughby@northampton.gov.uk>> ;  
Planning Enforcement <<mailto:planningenforcement@northampton.gov.uk>> ; Emma Roberts (Cllr)  
<<mailto:Cllr.ERoberts@northampton.gov.uk>> ; Julie Davenport (Cllr)  
<<mailto:cllr.jdavenport@northampton.gov.uk>>

Subject: More occupations

Good morning Peter and everyone

Well, we have had a very busy weekend with a dozen houses now occupied. There's only two that don't appear to be occupied overlooking the green space, and the rest of the occupied houses are scattered down the rest of Harvester Way. One of them has had a TV aerial erected, and another one has a satellite dish so I'd say they're here to stay. The penultimate house at the Blisworth Close end is occupied, yet there's no proper boundary in place – just some Heras fencing. I thought that proper boundaries were part of the planning permissions?

On another note, I saw that the same car that was parked at No 12 last weekend, whilst someone was working alone in the house, was parked there this weekend. So – did Barry Howard let one of the tenants go in and work on the house, or is it being let to one of his workers? Just another question for you.

And finally, Barry Howard's website – the link of which I copied to you on Friday – says they have 88 houses ready to rent. I'm not the world's best mathematician but if 12 are already occupied, that leaves 76 left to be let. By my reckoning there's certainly not that many ready for rental at the moment or will we be subjected to another bout of after hours working in order to get them all finished? I do hope the tenants realise they'll be living on a building site for months yet to come.

Kind regards.

[REDACTED]

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

**From:** [REDACTED]  
**To:** T [REDACTED] Boyd  
**Cc:** Peter Baguley; Francis Fernandes; R [REDACTED] Bovey; H [REDACTED] Weston; C [REDACTED] Tuckley; J [REDACTED] Willoughby  
**Subject:** RE: Urgent - FW: N/2012/0909 - Lancaster Way conditions  
**Date:** 26 August 2020 09:39:55  
**Attachments:** image001.png

Hi T [REDACTED]

Will do

**Kind Regards**

[REDACTED]  
**Deputy Team Leader**

Inner Temple  
London EC4Y 7BY  
402 LDE  
020 7427 1842  
[REDACTED]  
020 7353 7622  
[clerks@ftbchambers.co.uk](mailto:clerks@ftbchambers.co.uk)

<https://www.ftbchambers.co.uk/coronavirus-remote-services>

**Please consider the environment before printing this email**

**From:** T [REDACTED] Boyd [mailto:tboyd@northampton.gov.uk]  
**Sent:** 26 August 2020 09:08  
**To:** [REDACTED]@ftbchambers.co.uk  
**Cc:** Peter Baguley <PBaguley@northampton.gov.uk>; Francis Fernandes <ffernandes@northampton.gov.uk>; R [REDACTED] Bovey <rbovey@northampton.gov.uk>; H [REDACTED] Weston <HWeston@northampton.gov.uk>; C [REDACTED] Tuckley <ctuckley@northampton.gov.uk>; J [REDACTED] Willoughby <jwilloughby@northampton.gov.uk>  
**Subject:** FW: Urgent - FW: N/2012/0909 - Lancaster Way conditions  
**Importance:** High

[REDACTED]  
Could you please bring the email chain below to [REDACTED] immediate attention.

Regards

T [REDACTED] Boyd  
Planning Solicitor

Legal Services

Northampton Borough Council  
St Giles Square  
The Guildhall  
Northampton  
NN1 1DE

Telephone: 01604 83 [REDACTED]

**From:** Gavin Smith <[GSmith@northampton.gov.uk](mailto:GSmith@northampton.gov.uk)>  
**Sent:** 25 August 2020 19:44  
**To:** T [REDACTED] Boyd <[tboyd@northampton.gov.uk](mailto:tboyd@northampton.gov.uk)>  
**Cc:** Ruth Austen <[rausten@northampton.gov.uk](mailto:rausten@northampton.gov.uk)>  
**Subject:** RE: Urgent - FW: N/2012/0909 - Lancaster Way conditions

Hi T [REDACTED],

Apologies I have only just switched my computer on.

Very briefly parts 1 & 2 of the condition have been completed.

In respects to part 3 of the condition a Remediation Method Statement has been agreed in principle but requires updating due to a recent site visit conducted by the developers contaminated land consultant.

Hope this helps.

Kind regards

Gavin

**Gavin Smith | Senior Environmental Health Officer**

01604 83 [REDACTED]

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

From Tuesday 24<sup>th</sup> March 2020, the Environmental Protection Team will be based from home, wherever possible, please use the [epadmin@northampton.gov.uk](mailto: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.



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 take a safe step together* [www.milwaukee.gov](https://www.milwaukee.gov)

**legal privilege**



## legal privilege

**From:** H [REDACTED] Weston <HWeston@northampton.gov.uk>  
**Sent:** 24 August 2020 10:28  
**To:** T [REDACTED] Boyd <tboyd@northampton.gov.uk>  
**Subject:** FW: N/2012/0909 - Lancaster Way conditions

**From:** Gavin Smith <GSmith@northampton.gov.uk>  
**Sent:** 22 August 2020 09:30  
**To:** H [REDACTED] Weston <HWeston@northampton.gov.uk>  
**Subject:** RE: N/2012/0909 - Lancaster Way conditions

Hi H [REDACTED],

In truth H [REDACTED] I could not say. Wording of the condition is open to interpretation. Does the validation reporting timeframe relate to the whole site or on a plot by plot basis as they are occupied. If the later is the case then as one plot is occupied then yes, but if it is for the whole site then no.

Hope this helps.

Kind regards

**Gavin Smith | Senior Environmental Health Officer**

01604 83[REDACTED]

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

From Tuesday 24<sup>th</sup> March 2020, the Environmental Protection Team will be based from home, wherever possible, please use the [epadmin@northampton.gov.uk](mailto: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.



**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:** H[REDACTED] Weston <[HWeston@northampton.gov.uk](mailto:HWeston@northampton.gov.uk)>

**Sent:** 21 August 2020 15:31

**To:** Gavin Smith <[GSmith@northampton.gov.uk](mailto:GSmith@northampton.gov.uk)>

**Subject:** FW: N/2012/0909 - Lancaster Way conditions

Hi Gavin,

For condition 12 of 2012/0909 the original Lancaster way development – would you say that the development hasn't been undertaken in accordance with the details agreed for this condition? We are trying to establish if technically there is a breach of this condition currently.

Thanks

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 24<sup>th</sup> March 2020, the Development Management team will be based from home, wherever possible, please use the [planning@northampton.gov.uk](mailto: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:** T[REDACTED] Boyd <[tboyd@northampton.gov.uk](mailto:tboyd@northampton.gov.uk)>

**Sent:** 21 August 2020 15:29

**From:** H [REDACTED] Weston  
**To:** R [REDACTED] Bovey  
**Subject:** RE: Lancaster Way  
**Date:** 27 August 2020 16:00:23

Thanks R [REDACTED]

I've advised J [REDACTED] and asked how long he thinks it will take – my understanding is that the first draft is with BH side and we await their comments on 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

From Tuesday 24th March 2020, the Development Management team will be based from home, wherever possible, please use the [planning@northampton.gov.uk](mailto: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: R [REDACTED] Bovey <rbovey@northampton.gov.uk>  
Sent: 27 August 2020 09:13  
To: H [REDACTED] Weston <HWeston@northampton.gov.uk>  
Subject: Lancaster Way

Morning H [REDACTED]

Yesterday afternoon Peter, T [REDACTED] and I had had a meeting, it was useful and I did tell them about the pressure you've been put under. Hopefully everyone now has a better idea of the situation and behave more calmly. It is not an easy case, we just need to tackle it logically. I will support you and I really appreciate your input into the matter.

We discussed about the implication about the Rentplus change, as your enclosed email dated 21 August.

T [REDACTED] was concerned that the Committee was not informed explicitly about the change of affordable housing in your report. However, your report in paragraph 4.2 did state that the change to affordable housing was agreed. Peter was more on my side that the information was in the report.

As a result, please can you contact [REDACTED] (I hope I have got his name right, the person doing the S106 for the 2019 application) and let him know that the Rentplus change was included in your report in Paragraph 4.2, and that we do not want to take back the report to committee if we can help it, and see what he has to say.

Please also can you get an indication from him about when the S106 is likely to be completed.

Also would it be possible to have the exact wording on what [REDACTED] has said when he discharged Condition 12, the contamination condition. Many thanks.

Hope that is ok. Please let me know if you have any queries. Thanks again.

R [REDACTED] Bovey | Development Manager

01604 83 [REDACTED]

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

NN1 1DE | 0300 330 7000



**From:** [REDACTED]  
**To:** Julie Davenport (Cllr); Peter Baguley; H [REDACTED] Weston; J [REDACTED] Willoughby; Planning Enforcement; Emma Roberts (Cllr)  
**Subject:** RE: More occupations  
**Date:** 27 August 2020 08:34:28

Morning Julie

This whole development has been confusing so I'm not surprised you're confused. I can say quite definitely that there are only a dozen occupied, as of last weekend. [REDACTED] and I walked round on both Saturday and Sunday. On Saturday there were a lot of cars around (obviously moving helpers) and we counted up how many houses we thought were occupied, then on Sunday we walked around again, early evening to do a recount.

Kind regards.

[REDACTED]

Sent from Mail for Windows 10

**From:** Julie Davenport (Cllr)  
**Sent:** 26 August 2020 22:52  
**To:** [REDACTED] Peter Baguley; H [REDACTED] Weston; J [REDACTED] Willoughby; Planning Enforcement; Emma Roberts (Cllr)  
**Subject:** RE: More occupations

Sorry [REDACTED], I thought I'd been told about more from another resident as well that would be added to yours. I'm obviously getting confused.

Kind regards  
Julie

Sent with BlackBerry Work  
(www.blackberry.com)

From: [REDACTED]@btinternet.com [REDACTED]@btinternet.com>>  
Date: Wednesday, 26 Aug 2020, 10:48 pm  
To: Julie Davenport (Cllr)  
<cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>, Peter Baguley <PBaguley@northampton.gov.uk<mailto:PBaguley@northampton.gov.uk>>, H [REDACTED] Weston <HWeston@northampton.gov.uk<mailto:HWeston@northampton.gov.uk>>, J [REDACTED] Willoughby <jwilloughby@northampton.gov.uk<mailto:jwilloughby@northampton.gov.uk>>, Planning Enforcement <planningenforcement@northampton.gov.uk<mailto:planningenforcement@northampton.gov.uk>>, Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk<mailto:Cllr.ERoberts@northampton.gov.uk>>  
Subject: RE: More occupations

Good evening Julie

As I said in my original email on Monday, at least 12 are occupied. I fully expect more to follow soon.

Kind regards.

██████████

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

From: Julie Davenport (Cllr)<<mailto:cldr.jdavenport@northampton.gov.uk>>  
Sent: 26 August 2020 17:47  
To: ██████████<██████████@btinternet.com>; Peter Baguley<<mailto:PBaguley@northampton.gov.uk>>; H ██████████  
Weston<<mailto:HWeston@northampton.gov.uk>>; J ██████████  
Willoughby<<mailto:jwilloughby@northampton.gov.uk>>; Planning Enforcement<<mailto:planningenforcement@northampton.gov.uk>>; Emma Roberts (Cllr)<<mailto:Cllr.ERoberts@northampton.gov.uk>>  
Subject: RE: More occupations

How many are occupied now? When were the issues with Council and Barry Howard resolved that were highlighted in the Chronicle and Echo. Have I missed something, I know I've been busy but I would have thought I'd have seen that email

Kind regards  
Julie

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

From: ██████████<██████████@btinternet.com><██████████@btinternet.com>>  
Date: Wednesday, 26 Aug 2020, 9:42 am  
To: Peter Baguley <[PBaguley@northampton.gov.uk](mailto:PBaguley@northampton.gov.uk)<<mailto:PBaguley@northampton.gov.uk>>>, H ██████████ Weston <[HWeston@northampton.gov.uk](mailto:HWeston@northampton.gov.uk)<<mailto:HWeston@northampton.gov.uk>>>, J ██████████ Willoughby <[jwilloughby@northampton.gov.uk](mailto:jwilloughby@northampton.gov.uk)<<mailto:jwilloughby@northampton.gov.uk>>>, Planning Enforcement <[planningenforcement@northampton.gov.uk](mailto:planningenforcement@northampton.gov.uk)<<mailto:planningenforcement@northampton.gov.uk>>>, Emma Roberts (Cllr) <[Cllr.ERoberts@northampton.gov.uk](mailto:Cllr.ERoberts@northampton.gov.uk)<<mailto:Cllr.ERoberts@northampton.gov.uk>>>, Julie Davenport (Cllr) <[cldr.jdavenport@northampton.gov.uk](mailto:cldr.jdavenport@northampton.gov.uk)<<mailto:cldr.jdavenport@northampton.gov.uk>>>  
Subject: FW: More occupations

Good morning everyone

I must admit that I am rather surprised not to get any kind of response to my email on Monday. Is it that you're as speechless as I am about all this, or has Planning just given in to Barry Howard – again – and we can expect wholesale occupation from now on? Well, in those houses that are finished.

Kind regards.



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

From: [REDACTED]<[REDACTED]@btinternet.com>  
Sent: 24 August 2020 08:26  
To: Peter Baguley<<mailto:PBaguley@northampton.gov.uk>>; H [REDACTED]  
Weston<<mailto:HWeston@northampton.gov.uk>>; J [REDACTED]  
Willoughby<<mailto:jwilloughby@northampton.gov.uk>>; Planning  
Enforcement<<mailto:planningenforcement@northampton.gov.uk>>; Emma Roberts (Cllr)  
<<mailto:Cllr.ERoberts@northampton.gov.uk>>; Julie Davenport (Cllr)  
<<mailto:cllr.jdavenport@northampton.gov.uk>>  
Subject: More occupations

Good morning Peter and everyone

Well, we have had a very busy weekend with a dozen houses now occupied. There's only two that don't appear to be occupied overlooking the green space, and the rest of the occupied houses are scattered down the rest of Harvester Way. One of them has had a TV aerial erected, and another one has a satellite dish so I'd say they're here to stay. The penultimate house at the Blisworth Close end is occupied, yet there's no proper boundary in place – just some Heras fencing. I thought that proper boundaries were part of the planning permissions?

On another note, I saw that the same car that was parked at No 12 last weekend, whilst someone was working alone in the house, was parked there this weekend. So – did Barry Howard let one of the tenants go in and work on the house, or is it being let to one of his workers? Just another question for you.

And finally, Barry Howard's website – the link of which I copied to you on Friday – says they have 88 houses ready to rent. I'm not the world's best mathematician but if 12 are already occupied, that leaves 76 left to be let. By my reckoning there's certainly not that many ready for rental at the moment or will we be subjected to another bout of after hours working in order to get them all finished? I do hope the tenants realise they'll be living on a building site for months yet to come.

Kind regards.



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

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](http://www.northampton.gov.uk)

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](http://www.northampton.gov.uk)

**From:** Emma Roberts (Cllr)  
**To:** [REDACTED] Julie Davenport (Cllr); Peter Baguley; H [REDACTED] Weston; J [REDACTED] Willoughby; Planning Enforcement  
**Subject:** RE: More occupations  
**Date:** 27 August 2020 10:11:58

Hi Peter

Appreciate your response to [REDACTED] but I think we are all at a loss as to what is going to happen here from a NBC perspective. Perhaps you could set out the options/potential actions available for all?

Thanks

Emma

Sent with BlackBerry Work  
(www.blackberry.com)

**From:** [REDACTED]@btinternet.com>  
**Date:** Wednesday, 26 Aug 2020, 22:48  
**To:** Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>, Peter Baguley <PBaguley@northampton.gov.uk>, H [REDACTED] Weston <HWeston@northampton.gov.uk>, J [REDACTED] Willoughby <jwilloughby@northampton.gov.uk>, Planning Enforcement <planningenforcement@northampton.gov.uk>, Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>  
**Subject:** RE: More occupations

Good evening Julie

As I said in my original email on Monday, at least 12 are occupied. I fully expect more to follow soon.

Kind regards.

[REDACTED]

Sent from Mail for Windows 10

**From:** Julie Davenport (Cllr)  
**Sent:** 26 August 2020 17:47  
**To:** [REDACTED]; Peter Baguley; H [REDACTED] Weston; J [REDACTED] Willoughby; Planning Enforcement; Emma Roberts (Cllr)  
**Subject:** RE: More occupations

How many are occupied now? When were the issues with Council and Barry Howard resolved that were highlighted in the Chronicle and Echo. Have I missed something, I know I've been busy but I would have thought I'd have seen that email

Kind regards  
Julie

Sent with BlackBerry Work  
(www.blackberry.com)

From: [REDACTED]@btinternet.com<[REDACTED]@btinternet.com>>  
Date: Wednesday, 26 Aug 2020, 9:42 am  
To: Peter Baguley <PBaguley@northampton.gov.uk<mailto:PBaguley@northampton.gov.uk>>, H [REDACTED] Weston <HWeston@northampton.gov.uk<mailto:HWeston@northampton.gov.uk>>, J [REDACTED] Willoughby <jwilloughby@northampton.gov.uk<mailto:jwilloughby@northampton.gov.uk>>, Planning Enforcement <planningenforcement@northampton.gov.uk<mailto:planningenforcement@northampton.gov.uk>>, Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk<mailto:Cllr.ERoberts@northampton.gov.uk>>, Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>  
Subject: FW: More occupations

Good morning everyone

I must admit that I am rather surprised not to get any kind of response to my email on Monday. Is it that you're as speechless as I am about all this, or has Planning just given in to Barry Howard – again – and we can expect wholesale occupation from now on? Well, in those houses that are finished.

Kind regards.

[REDACTED]

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

From: [REDACTED]@btinternet.com>  
Sent: 24 August 2020 08:26  
To: Peter Baguley<mailto:PBaguley@northampton.gov.uk>; H [REDACTED] Weston<mailto:HWeston@northampton.gov.uk>; J [REDACTED] Willoughby<mailto:jwilloughby@northampton.gov.uk>; Planning Enforcement<mailto:planningenforcement@northampton.gov.uk>; Emma Roberts (Cllr) <mailto:Cllr.ERoberts@northampton.gov.uk>; Julie Davenport (Cllr) <mailto:cllr.jdavenport@northampton.gov.uk>  
Subject: More occupations

Good morning Peter and everyone

Well, we have had a very busy weekend with a dozen houses now occupied. There's only two that don't appear to be occupied overlooking the green space, and the rest of the occupied houses are scattered down the rest of Harvester Way. One of them has had a TV aerial erected, and another one has a satellite dish so I'd say they're here to stay. The penultimate house at the Blisworth Close end is occupied, yet there's no proper boundary in place – just some Heras fencing. I thought that

proper boundaries were part of the planning permissions?

On another note, I saw that the same car that was parked at No 12 last weekend, whilst someone was working alone in the house, was parked there this weekend. So – did Barry Howard let one of the tenants go in and work on the house, or is it being let to one of his workers? Just another question for you.

And finally, Barry Howard's website – the link of which I copied to you on Friday – says they have 88 houses ready to rent. I'm not the world's best mathematician but if 12 are already occupied, that leaves 76 left to be let. By my reckoning there's certainly not that many ready for rental at the moment or will we be subjected to another bout of after hours working in order to get them all finished? I do hope the tenants realise they'll be living on a building site for months yet to come.

Kind regards.



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

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](http://www.northampton.gov.uk)

**From:** R [REDACTED] Bovey  
**To:** H [REDACTED] Weston; Peter Baguley; T [REDACTED] Boyd  
**Subject:** RE: n/2012/0909 - Lancaster Way  
**Date:** 27 August 2020 15:59:16

Thank you H [REDACTED], very helpful.

R [REDACTED] Bovey | Development Manager

01604 837 [REDACTED]

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

NN1 1DE | 0300 330 7000

From: [REDACTED] <HWeston@northampton.gov.uk>  
Sent: 27 August 2020 15:58  
To: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED] <tboyd@northampton.gov.uk>; [REDACTED]  
[REDACTED] <rbovey@northampton.gov.uk>  
Subject: n/2012/0909 - Lancaster Way

Good afternoon,

I understand you would like to know the exact wording [REDACTED] used when agreeing condition 12. Below are extracts from his formal letter regarding the status of each condition as at the 5th April 2019.

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:** [Julie Davenport \(Cllr\)](#)  
**To:** [Contact NBC](#)  
**Subject:** RE: NBC  
**Date:** 27 August 2020 10:02:03  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[IMG\\_4859.JPG](#)

Sorry - I've now attached it

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

From: Contact NBC <[contact@northampton.gov.uk](mailto:contact@northampton.gov.uk)>  
Date: Thursday, 27 Aug 2020, 9:45 am  
To: Julie Davenport (Cllr) <[cllr.jdavenport@northampton.gov.uk](mailto:cllr.jdavenport@northampton.gov.uk)>  
Subject: NBC

Good Morning Councillor Davenport

Thank you for your email regarding Lancaster Way.

I am afraid that there was no attachment on the email, do you have the reference number for your original enquiry?

I look forward to hearing from you again soon.

Kind Regards

E  P

Customer Information Officer | Northampton Borough Council | The Guildhall, St Giles Square, Northampton  
NN1 1DE | 0300 330 7000  
<<https://www.northampton.gov.uk/>>

From: Julie Davenport (Cllr) <[cllr.jdavenport@northampton.gov.uk](mailto:cllr.jdavenport@northampton.gov.uk)>  
Sent: 26 August 2020 21:31  
To: Contact NBC <[contact@northampton.gov.uk](mailto:contact@northampton.gov.uk)>  
Subject: Roundabout Lancaster Way/Towcester Rd/Gloucester Avenue

Please see the attached email. Nearly 3 months later still nothing has been done and I don't have a schedule

Kind regards

Julie

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

**From:** L [REDACTED] Aphale  
**To:** "barry.howard@barryhowardhomes.com"  
**Cc:** [REDACTED]@framptons-planning.com"; [REDACTED]@gowlingwlg.com"  
**Subject:** 20200828 Barry Howard Homes  
**Date:** 28 August 2020 10:57:44  
**Attachments:** 20200828 Barry Howard Homes .pdf

Dear Sir,

Please find attached a letter from Mr Peter Baguley for your urgent attention.

Kind regards

L [REDACTED] Aphalé | Executive Secretary to

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

Kevin Langley, Economic Growth and Regeneration Manager

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

**From:** D. [REDACTED] Berrill  
**To:** Building Control  
**Subject:** BHH Site - FP/2019/381  
**Date:** 28 August 2020 07:10:40

Hi Blg Control

Please will you attach these certs to Plot 27 B Howard Homes site FP/23019/381

Many thanks

[REDACTED]

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

From: [REDACTED]@barryhowardhomes.com>

Sent: 27 August 2020 16:41

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

Cc: [REDACTED]@barryhowardhomes.com>

Subject: Emailing: Image (446).jpg, Image (447).jpg, Image (448).jpg, Image (449).jpg, Image (450).jpg, Image (451).jpg, Image (452).jpg, Image (453).jpg, Image (454).jpg, Image (455).jpg, Image (456).jpg, Image (457).jpg, Image (458).jpg, Image (459).jpg

Hi [REDACTED]

I have attached plot 27  
55 Harvester way NN4 8JZ

Would really appreciate it if we can build inspect this one quickly for us please.

Regards

[REDACTED]

**From:** [Barry Howard](#)  
**To:** [Peter Baguley](#)  
**Cc:** [REDACTED] Li [REDACTED] Aphale; [REDACTED] [REDACTED] R [REDACTED] Bovey; T [REDACTED] Boyd  
**Subject:** Re: Lancaster Way, Northampton - Planning Permission N/2012/0909  
**Date:** 28 August 2020 14:57:13

Peter

Thanks. We have been on site for 1.5 years now and there has only been 2,3 incidences of outside hours working. Most of those we have notified NBC of ourselves. Emergencies etc.

We always endeavour to comply with the CMP of course. Our record shows that of the 500 plus days we've been on site less than 1% incidences occur.

I hope that shows our continued relationship with the neighbours and with NBC regarding our CMP.

We are genuinely trying to do our very best to make sure we don't annoy the one or two main complainants!!

Many thanks

Barry

Sent from my iPhone

On 28 Aug 2020, at 14:51, Peter Baguley <[PBaguley@northampton.gov.uk](mailto:PBaguley@northampton.gov.uk)> wrote:

Caution! This message was sent from outside your organization.

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

Dear Peter

Thank you for submission of your clients comments regarding the hours condition. However, I would be grateful if you clarify what 'We will of course oblige the CMP hours' means. It is the condition which obliges (ie legally binds) the developer to not work outside the agreed hours; in light of recent events, the Council requires a commitment that your client will comply with that. On this basis, please could you confirm that this means the condition will be complied with?

Regards  
Peter

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

01604 83 [REDACTED]

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

**From:** [REDACTED]@framptons-planning.com> **On Behalf Of** [REDACTED]

**Sent:** 28 August 2020 12:07

**To:** Peter Baguley <PBaguley@northampton.gov.uk>

**Cc:** [REDACTED] <LAphale@northampton.gov.uk>; 'Barry Howard'

<barry.howard@barryhowardhomes.com>; [REDACTED]

<[REDACTED]@gowlingwlg.com>; [REDACTED]

<[REDACTED]@barryhowardhomes.com>

**Subject:** Lancaster Way, Northampton - Planning Permission N/2012/0909

Our ref: PJF/fa/PF/10282

Dear Peter,

**Town and Country Planning Act 1990**

**Planning Permission N/2012/0909**

**Lancaster Way, Northampton**

Thank you for your letter of today's date.

I have seen the response from Barry Howard Homes dated 28<sup>th</sup> August 2020 [11.08] (attached). Could you confirm that this confirmation is satisfactory to you.

With kind regards,

[REDACTED]

<image001.jpg>

Oriel House  
42 North Bar  
Banbury  
Oxfordshire  
OX16 0TH

**Tel: 01295 672310 Fax: 01295 275606**

**Email: [REDACTED]@framptons-planning.com**

-

This email and any attachments are strictly confidential and are for the addressee only. Any forwarding, printing or disclosing the information may form a breach of confidence. Please contact the sender immediately if you have received this email in error. Normal Privacy and Copyright laws apply. Frampton Town Planning Limited has endeavoured to keep this email virus free and accepts no responsibility for any virus attached thereafter.

**Our Office Manager [REDACTED] can be reached on: [REDACTED]**

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](http://www.northampton.gov.uk)

**From:** [Peter Baguley](#)  
**To:** [L. Aphale](#)  
**Subject:** RE: Lancaster Way  
**Date:** 28 August 2020 10:42:05

OK, happy for this to go, thanks.

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

01604 83 [REDACTED]

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

NN1 1DE | 0300 330 7000

From: [REDACTED] <LAphale@northampton.gov.uk>  
Sent: 28 August 2020 10:41  
To: Peter Baguley <PBaguley@northampton.gov.uk>  
Subject: RE: Lancaster Way

Sorry,

Amended version attached.

Linda

From: Peter Baguley <PBaguley@northampton.gov.uk>  
Sent: 28 August 2020 10:38  
To: [REDACTED] <LAphale@northampton.gov.uk>  
Subject: RE: Lancaster Way

Thanks

The application ref in para 2 needs changing to 2012/0909 as well please.

Peter

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

01604 83 [REDACTED]



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

From: [REDACTED] <LAphale@northampton.gov.uk>  
Sent: 28 August 2020 10:35  
To: Peter Baguley <PBaguley@northampton.gov.uk>  
Subject: RE: Lancaster Way

Peter,

Please find attached for your review, I will need to check email addresses for sending this on – will speak to Theresa.

[REDACTED]

From: Peter Baguley <PBaguley@northampton.gov.uk>  
Sent: 28 August 2020 10:05  
To: [REDACTED] <LAphale@northampton.gov.uk>  
Subject: FW: Lancaster Way

[REDACTED]

Please can you change the ref number to 2012/0909, and the cut off date to 16.30, then put on headed paper for me to review before sending.

Thanks

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

01604 83 [REDACTED]

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

From: [REDACTED] <tboyd@northampton.gov.uk <<mailto:tboyd@northampton.gov.uk>> >  
Sent: 28 August 2020 09:38  
To: Peter Baguley <PBaguley@northampton.gov.uk <<mailto:PBaguley@northampton.gov.uk>> >  
Cc: [REDACTED] <rbovey@northampton.gov.uk <<mailto:rbovey@northampton.gov.uk>> >  
Subject: Lancaster Way

Peter

I have attached a copy of the draft letter for Barry Howard Homes (Towcester Road) Ltd. My view is that this should go out in your name. I have not taken up [REDACTED] suggestion of saying that a BCN will be issued within 7 days if BH doesn't provide the requested undertaking as I don't want to over commit us. I have drafted a BCN (will send this to you under cover of a separate email) but Ja [REDACTED] W will need to draft another delegated officer report for you to sign,authorisng the service of a BCN for the breach of the hours condition. With the bank holiday and officers being on leave I think it is best not to put a time scale on this action.

I suggest a copy of the letter is also emailed to [REDACTED] Frampton and [REDACTED] so have cc'd them at the bottom of the letter.

Regards

[REDACTED]

Document: PBC 008808/00419993

**From:** [REDACTED]  
**To:** Planning; H [REDACTED] Weston  
**Cc:** [REDACTED]  
**Subject:** RE: Planning Application N/2020/0769 Land off Lancaster Way Northampton Northamptonshire  
**Date:** 28 August 2020 22:54:48  
**Attachments:** N20200769 Land off Lancaster Way.pdf

[REDACTED]

Please find attached the 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: 07 August 2020 06:49  
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](mailto:planning@northampton.gov.uk)

Please send any correspondence relating to this application to [planning@northampton.gov.uk](mailto:planning@northampton.gov.uk)  
<<mailto: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)

<<mailto:planning@northampton.gov.uk>> or [buildingcontrol@northampton.gov.uk](mailto: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.

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](http://www.northampton.gov.uk)

-----  
This email and any files transmitted with it are intended solely for the use of the individual or organisation to whom they are addressed. If you have received this email in error, please notify [customerservices@northamptonshire.gov.uk](mailto:customerservices@northamptonshire.gov.uk)

The information contained in this email 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.

This email has been checked for the presence of computer viruses.

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

**From:** [REDACTED]  
**To:** Julie Davenport (Cllr)  
**Subject:** Re: Lancaster Way  
**Date:** 31 August 2020 13:33:30

Thanks Julie. It most definitely isn't a public highway and the council know this from the discussions I had with them about me not paying the licence fee for dropping the kerb outside my house!

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

Kind regards  
[REDACTED]

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

Hi [REDACTED]

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))

From: [REDACTED]  
[REDACTED]@gmail.com<[REDACTED]@gmail.com>>  
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>>>  
Subject: Re: FW: Lancaster Way

Hi Julie - Just want to say, thank you so much for everything you do for our community... and... have you heard anything further about the alteration of the white lines on Lancaster Way yet? I believe [REDACTED] and his colleague should be back from holidays by now!

Many thanks and best wishes  
[REDACTED]

On Thu, 6 Aug 2020, 07:56 Julie Davenport (Cllr),  
<[cllr.jdavenport@northampton.gov.uk](mailto:cllr.jdavenport@northampton.gov.uk)<<mailto:cllr.jdavenport@northampton.gov.uk>>> wrote:  
Hi [REDACTED]

Please see email below

Kind regards  
Julie

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

From: [REDACTED]@kierwsp.co.uk<[REDACTED]@kierwsp.co.uk>  
[REDACTED]@kierwsp.co.uk<[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>>  
<<mailto:cllr.jdavenport@northampton.gov.uk><<mailto:cllr.jdavenport@northampton.gov.uk>>>>  
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>>]  
Sent: 05 August 2020 21:51  
To: [REDACTED]  
Subject: Lancaster Way

Hi [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>>)

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](http://www.northampton.gov.uk)<<http://www.northampton.gov.uk>>  
<<http://www.northampton.gov.uk>>

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](http://www.northampton.gov.uk)<<http://www.northampton.gov.uk>>

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](http://www.northampton.gov.uk)

**From:** Emma Roberts (Cllr)  
**To:** Planning; [REDACTED] Peter Baguley; H [REDACTED] Weston  
**Subject:** FW: Planning Application N/2020/0769  
**Date:** 01 September 2020 21:27:07  
**Attachments:** [1DCC34F58B264EDF8CF8627858F55C93.png](#)  
[8E4FE4A631E1485AA171A82337229A2D.png](#)

Good Evening All

[REDACTED] makes some very valid points. There is a condition that the substation should not be in use without appropriate parking. It is in use, despite it not having full permission.

In my opinion the situation with this site as a whole is now one that cannot and should not be tolerated.

The agent made a big deal of this being the subject of a separate application at the committee, when ignoring comments that were directed to my reference to the pumping station being part of the application. I sincerely hope that they have not mistaken a pumping station for the substation as we could be in for a whole host of unforeseen issues! I am sorry to be crass but we have quite frankly had enough of this situation and I would be grateful if this and [REDACTED] objection is added to the files.

I look forward to receiving a full update on the action planned, in respect of the inconsistencies in the application as well as all other emails regarding the whole site and the current long list of breaches of the permission and the S106.

Kind Regards

Emma Roberts  
Cllr Delapre & Briar Hill Ward  
[REDACTED]

**From:** [REDACTED]@btinternet.com>  
**Sent:** 01 September 2020 18:43  
**To:** H [REDACTED] Weston <HWeston@northampton.gov.uk>; Peter Baguley <PBaguley@northampton.gov.uk>; Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>; Graham Walker (Cllr) <cllr.gwalker@northampton.gov.uk>  
**Subject:** Planning Application N/2020/0769

I am writing to object to the retrospective application for a substation on Lancaster Way under Planning Application N/2020/0769:

Not only is the substation already there and in use, but it is not where it was sited on the original planning application. Why is this?

The original placement of the substation was in a much better and less dangerous place. The current siting of the already built substation is not good inasmuch as if a driver is going down the road, and loses control of their vehicle, they could drive straight into it. Given that this new roundabout is far bigger than the MINI ROUNDABOUT that we were told was being built, and that on a particularly dangerous part of Lancaster Way in wintry conditions, there is every possibility that at some point soon a vehicle will "take out" the substation or cause themselves considerable damage. This part of Lancaster Way is well known to local residents as being particularly icy in the winter, all of whom take great care. I also believe that Highways didn't see fit to tarmac this part of Lancaster Way with an antiskid surface that it really will be fun in the winter.

The application form states quite clearly that no work or change of use has started. Really? Am I (and several other residents) seeing big green boxes appear in front of our very eyes? Are we all living on a parallel universe where Barry Howard and his development doesn't exist, or how we really stuck with the unpalatable reality?

Given that the substation has been built in the wrong place, there is also no parking provided for any maintenance vehicles.

The application form quite clearly states that there will be adequate parking (point 9) – see screen shot of the form:



## 9 Vehicle Parking

1. The proposed development will require a number of parking spaces, which are proposed to be provided on the site and along the road.

2. The proposed development will require a number of parking spaces, which are proposed to be provided on the site and along the road.

1. The proposed development will require a number of parking spaces, which are proposed to be provided on the site and along the road.	2. The proposed development will require a number of parking spaces, which are proposed to be provided on the site and along the road.	3. The proposed development will require a number of parking spaces, which are proposed to be provided on the site and along the road.	4. The proposed development will require a number of parking spaces, which are proposed to be provided on the site and along the road.
1. The proposed development will require a number of parking spaces, which are proposed to be provided on the site and along the road.	2. The proposed development will require a number of parking spaces, which are proposed to be provided on the site and along the road.	3. The proposed development will require a number of parking spaces, which are proposed to be provided on the site and along the road.	4. The proposed development will require a number of parking spaces, which are proposed to be provided on the site and along the road.

Obviously, once again I, and several other residents, am imagining that there is at least one parking space is available for maintenance vehicles. Who shall we complain to when the ONE road out of both developments is clogged up with maintenance vans?

Once again Planning Department has just allowed Barry Howard Homes to do what they want – to the disadvantage of the local community as usual – and so he has commissioned a substation in the **wrong** place, with no adequate parking, and we are supposed to agree with this. And even worse, the construction of this substation has allowed at least a dozen occupations of houses, which goes against all planning permissions. If the substation had not been allowed to go ahead in the first place, then there would have been no electricity available to power the houses.

Under point 10 a whole hedgerow has been ripped out needlessly and now there is just a whole swathe of weeds growing around the substation that we supposedly can't see. And yes, the loss of that hedgerow does influence the importance of the local landscape character. However, sadly, as the developer doesn't even care about the badgers on site (a protected species) – why should he care about ripping out a hedgerow within which birds and small animals find protection and food?

Point 12 is about Biodiversity – this falls within point 10.

Point 13 deals with Foul Sewage. How can "Other" be an option for disposal?

Finally, with regard to point 22, what on earth are Framptons thinking when they say this substation can't be seen from a public road? You could probably see it from space if you had a good enough telescope! And you can most certainly see it when you drive down the Towcester Road, when you drive up and down Lancaster Way, and when you walk up and down Lancaster Way. This statement is a complete and utter lie, unless I really have been seeing things these past few weeks.

## 22 Site Visit

1. The proposed development will require a number of parking spaces, which are proposed to be provided on the site and along the road.

2. The proposed development will require a number of parking spaces, which are proposed to be provided on the site and along the road.

- 1. The proposed development will require a number of parking spaces, which are proposed to be provided on the site and along the road.
- 2. The proposed development will require a number of parking spaces, which are proposed to be provided on the site and along the road.
- 3. The proposed development will require a number of parking spaces, which are proposed to be provided on the site and along the road.

I am very sorry to yet again have to email an objection to yet another planning application but someone has to stand up and make sure you have a record of objections.

Obviously the cynic in me doesn't believe that anything will be done, as it hasn't for other objections, but I live in hope that my objections do at least go on record. And I, for one, can at least live with my conscience – more than can be said for some.

Kind regards,

[REDACTED]

**From:** [Emma Roberts \(Cllr\)](#)  
**To:** [Peter Baguley](#)  
**Subject:** RE: More occupations  
**Date:** 01 September 2020 22:23:54

Hi Peter

Hope you are well?

Are you in a position to provide an update yet please?

Kind Regards

Emma

From: Peter Baguley <[PBaguley@northampton.gov.uk](mailto:PBaguley@northampton.gov.uk)>  
Sent: 26 August 2020 09:54  
To: [REDACTED] <[REDACTED]@btinternet.com>; [REDACTED] <[HWeston@northampton.gov.uk](mailto:HWeston@northampton.gov.uk)>; [REDACTED] <[jwilloughby@northampton.gov.uk](mailto:jwilloughby@northampton.gov.uk)>; Planning Enforcement <[planningenforcement@northampton.gov.uk](mailto:planningenforcement@northampton.gov.uk)>; Emma Roberts (Cllr) <[Cllr.ERoberts@northampton.gov.uk](mailto:Cllr.ERoberts@northampton.gov.uk)>; Julie Davenport (Cllr) <[cllr.jdavenport@northampton.gov.uk](mailto:cllr.jdavenport@northampton.gov.uk)>  
Subject: RE: More occupations

Good morning [REDACTED]

Thank you for the notification of the latest occupations. I'll update you on the Councils position on this as soon as I am able to.

Regards

Peter

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

01604 83 [REDACTED]

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

NN1 1DE | 0300 330 7000

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

Sent: 26 August 2020 09:42

To: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED] <HWeston@northampton.gov.uk>;  
[REDACTED] <jwilloughby@northampton.gov.uk>; Planning Enforcement  
<planningenforcement@northampton.gov.uk>; Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>;  
Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>  
Subject: FW: More occupations

Good morning everyone

I must admit that I am rather surprised not to get any kind of response to my email on Monday. Is it that you're as speechless as I am about all this, or has Planning just given in to Barry Howard – again – and we can expect wholesale occupation from now on? Well, in those houses that are finished.

Kind regards.

[REDACTED]

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

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

Sent: 24 August 2020 08:26

To: Peter Baguley <<mailto:PBaguley@northampton.gov.uk>>; [REDACTED]  
<<mailto:HWeston@northampton.gov.uk>>; [REDACTED] <<mailto:jwilloughby@northampton.gov.uk>>;  
Planning Enforcement <<mailto:planningenforcement@northampton.gov.uk>>; Emma Roberts (Cllr)  
<<mailto:Cllr.ERoberts@northampton.gov.uk>>; Julie Davenport (Cllr)  
<<mailto:cllr.jdavenport@northampton.gov.uk>>  
Subject: More occupations

Good morning Peter and everyone

Well, we have had a very busy weekend with a dozen houses now occupied. There's only two that don't appear to be occupied overlooking the green space, and the rest of the occupied houses are scattered down the rest of Harvester Way. One of them has had a TV aerial erected, and another one has a satellite dish so I'd say they're here to stay. The penultimate house at the Blisworth Close end is occupied, yet there's no proper boundary in place – just some Heras fencing. I thought that proper boundaries were part of the planning permissions?

On another note, I saw that the same car that was parked at No 12 last weekend, whilst someone was working

alone in the house, was parked there this weekend. So – did Barry Howard let one of the tenants go in and work on the house, or is it being let to one of his workers? Just another question for you.

And finally, Barry Howard's website – the link of which I copied to you on Friday – says they have 88 houses ready to rent. I'm not the world's best mathematician but if 12 are already occupied, that leaves 76 left to be let. By my reckoning there's certainly not that many ready for rental at the moment or will we be subjected to another bout of after hours working in order to get them all finished? I do hope the tenants realise they'll be living on a building site for months yet to come.

Kind regards.

-



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

**From:** Julie Davenport (Cllr)  
**To:** [REDACTED]  
**Subject:** RE: S106 agreement Lancaster Way  
**Date:** 01 September 2020 09:57:59

Well done! I'd really had forgotten about another s106 being required when new land was purchased!! Good thing you are so 'on the ball'!

Thank you for roundabout info, I will deal with this today. Life's a bit manic at the moment with most people out of lockdown and dealing with all issues

Kind regards  
Julie

Sent with BlackBerry Work  
(www.blackberry.com)

From: [REDACTED]<[REDACTED]@outlook.com>  
Date: Tuesday, 01 Sep 2020, 9:51 am  
To: [REDACTED]<[REDACTED]@northampton.gov.uk>, Peter Baguley <PBaguley@northampton.gov.uk>  
Subject: S106 agreement Lancaster Way

Good Morning,

While it is being corrected, in the agreement submitted for application N/2019/0295, in relation to the development in application N/2012/0909, it was stated that the 'Owner', Barry Howard Homes (Towcester Road) Limited, acquired the unregistered plots 40/42, 8, and 50B on the 25th May 2018.

This raises a number of questions:-

1. The s106 agreement from application N/2012/0909 states that the 'Owner' should have informed NBC immediately that this acquisition had occurred. Could you confirm that this was not done?
2. According to that same legal agreement, on the 'Owner' informing NBC that they had acquired this unregistered land (or any of the land marked yellow) a supplementary s106 agreement is required to ensure this land remains entirely as open space in perpetuity and not made, for instance, into part of a roadway. Can you confirm this supplementary agreement is now being drawn up?
3. As they have not registered their ownership of this land with Land Registry two years after the supposed transfer, could you explain what evidence NBC received that would confirm the 'Owners' have purchased this land as claimed, that would lead NBC to accept this statement in a legal agreement?

Thanks in advance for your prompt response.

[REDACTED]

**From:** [Phil Larratt \(Cllr\)](#)  
**To:** [Graham Walker \(Cllr\)](#)  
**Cc:** [Peter Baguley](#); [Jonathan Nunn \(Cllr\)](#); [REDACTED] [James Hill \(Cllr\)](#); [Brian Oldham \(Cllr\)](#)  
**Subject:** RE: Planning Application N/2020/0769  
**Date:** 02 September 2020 01:11:14  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Graham,

Me too.

Barry Howard has got away with murder as far as this site is concerned. He has done just what he likes when he likes and has stuck two fingers up to the community throughout the development.

Just why has he got away with it? I think NBC gives out retrospective permission to anything, and developers know it. We're a soft touch. It's time we grew a pair and said NO to Barry Howard. Let's just hope we do in this case, but I won't hold my breath as I expect we'll just roll over as always.

All the best.

*Phil*

**Deputy Leader – Northampton Borough Council**

**Conservative – East Hunsbury Ward - Northampton Borough Council**

**07770 637160**



, **Conservatives**

**From:** Graham Walker (Cllr) <[cldr.gwalker@northampton.gov.uk](mailto:cldr.gwalker@northampton.gov.uk)>  
**Sent:** 01 September 2020 19:45  
**To:** Peter Baguley <[PBaguley@northampton.gov.uk](mailto:PBaguley@northampton.gov.uk)>; Jonathan Nunn (Cllr) <[cldr.jnunn@northampton.gov.uk](mailto:cldr.jnunn@northampton.gov.uk)>; Phil Larratt (Cllr) <[cldr.plarratt@northampton.gov.uk](mailto:cldr.plarratt@northampton.gov.uk)>; [REDACTED] <[\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)>  
**Subject:** FW: Planning Application N/2020/0769

Hello Peter, I also object to this planning Application,

I agree with what [REDACTED] has said ,

Regards

Graham Walker Cllr

Sent with BlackBerry Work ([www.blackberry.com](http://www.blackberry.com))

**From:** [REDACTED] <[\[REDACTED\]@btinternet.com](mailto:[REDACTED]@btinternet.com)>  
**Sent:** 1 Sep 2020 6:42 p.m.  
**To:** [REDACTED] <[HWeston@northampton.gov.uk](mailto:HWeston@northampton.gov.uk)>; Peter Baguley <[PBaguley@northampton.gov.uk](mailto:PBaguley@northampton.gov.uk)>; "Emma

Roberts (Cllr)" <Cllr.ERoberts@northampton.gov.uk>; "Julie Davenport (Cllr)" <cllr.jdavenport@northampton.gov.uk>; "Graham Walker (Cllr)" <cllr.gwalker@northampton.gov.uk>

**Subject:** Planning Application N/2020/0769

I am writing to object to the retrospective application for a substation on Lancaster Way under Planning Application N/2020/0769:

Not only is the substation already there and in use, but it is not where it was sited on the original planning application. Why is this?

The original placement of the substation was in a much better and less dangerous place. The current siting of the already built substation is not good inasmuch as if a driver is going down the road, and loses control of their vehicle, they could drive straight into it. Given that this new roundabout is far bigger than the MINI ROUNDABOUT that we were told was being built, and that on a particularly dangerous part of Lancaster Way in wintery conditions, there is every possibility that at some point soon a vehicle will "take out" the substation or cause themselves considerable damage. This part of Lancaster Way is well known to local residents as being particularly icy in the winter, all of whom take great care. I also believe that Highways didn't see fit to tarmac this part of Lancaster Way with an antiskid surface that it really will be fun in the winter.

The application form states quite clearly that no work or change of use has started. Really? Am I (and several other residents) seeing big green boxes appear in front of our very eyes? Are we all living on a parallel universe where Barry Howard and his development doesn't exist, or how we really stuck with the unpalatable reality?

Given that the substation has been built in the wrong place, there is also no parking provided for any maintenance vehicles.

The application form quite clearly states that there will be adequate parking (point 9) – see screen shot of the form:

---

Planning and Biodiversity Information

**9. Vehicle Parking**

Does the site have any existing or proposed parking spaces? How many spaces? Management and maintenance parking spaces? Yes/No

Where are the spaces located? In the existing and proposed site? If on site, please specify:

Space Number	Location	Size (m <sup>2</sup> )	Surface	Access
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
28	...	...	...	...
29	...	...	...	...
30	...	...	...	...
31	...	...	...	...
32	...	...	...	...
33	...	...	...	...
34	...	...	...	...
35	...	...	...	...
36	...	...	...	...
37	...	...	...	...
38	...	...	...	...
39	...	...	...	...
40	...	...	...	...
41	...	...	...	...
42	...	...	...	...
43	...	...	...	...
44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
47	...	...	...	...
48	...	...	...	...
49	...	...	...	...
50	...	...	...	...
51	...	...	...	...
52	...	...	...	...
53	...	...	...	...
54	...	...	...	...
55	...	...	...	...
56	...	...	...	...
57	...	...	...	...
58	...	...	...	...
59	...	...	...	...
60	...	...	...	...
61	...	...	...	...
62	...	...	...	...
63	...	...	...	...
64	...	...	...	...
65	...	...	...	...
66	...	...	...	...
67	...	...	...	...
68	...	...	...	...
69	...	...	...	...
70	...	...	...	...
71	...	...	...	...
72	...	...	...	...
73	...	...	...	...
74	...	...	...	...
75	...	...	...	...
76	...	...	...	...
77	...	...	...	...
78	...	...	...	...
79	...	...	...	...
80	...	...	...	...
81	...	...	...	...
82	...	...	...	...
83	...	...	...	...
84	...	...	...	...
85	...	...	...	...
86	...	...	...	...
87	...	...	...	...
88	...	...	...	...
89	...	...	...	...
90	...	...	...	...
91	...	...	...	...
92	...	...	...	...
93	...	...	...	...
94	...	...	...	...
95	...	...	...	...
96	...	...	...	...
97	...	...	...	...
98	...	...	...	...
99	...	...	...	...
100	...	...	...	...

Obviously, once again I, and several other residents, am imagining that there is at least one parking space is available for maintenance vehicles. Who shall we complain to when the ONE road out of both developments is clogged up with maintenance vans?

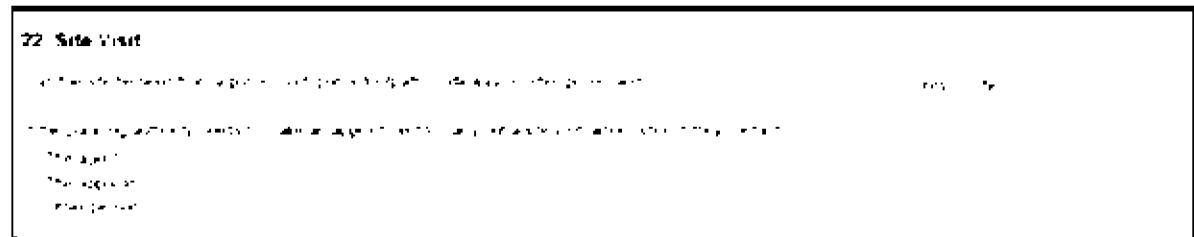
Once again Planning Department has just allowed Barry Howard Homes to do what they want – to the disadvantage of the local community as usual – and so he has commissioned a substation in the wrong place, with no adequate parking, and we are supposed to agree with this. And even worse, the construction of this substation has allowed at least a dozen occupations of houses, which goes against all planning permissions. If the substation had not been allowed to go ahead in the first place, then there would have been no electricity available to power the houses.

Under point 10 a whole hedgerow has been ripped out needlessly and now there is just a whole swathe of weeds growing around the substation that we supposedly can't see. And yes, the loss of that hedgerow does influence the importance of the local landscape character. However, sadly, as the developer doesn't even care about the badgers on site (a protected species) – why should he care about ripping out a hedgerow within which birds and small animals find protection and food?

Point 12 is about Biodiversity – this falls within point 10.

Point 13 deals with Foul Sewage. How can "Other" be an option for disposal?

Finally, with regard to point 22, what on earth are Framptons thinking when they say this substation can't be seen from a public road? You could probably see it from space if you had a good enough telescope! And you can most certainly see it when you drive down the Towcester Road, when you drive up and down Lancaster Way, and when you walk up and down Lancaster Way. This statement is a complete and utter lie, unless I really have been seeing things these past few weeks.



I am very sorry to yet again have to email an objection to yet another planning application but someone has to stand up and make sure you have a record of objections.

Obviously the cynic in me doesn't believe that anything will be done, as it hasn't for other objections, but I live in hope that my objections do at least go on record. And I, for one, can at least live with my conscience – more than can be said for some.

Kind regards,

[Redacted signature]

Sent from [Mail](#) for Windows 10



**From:** [REDACTED]  
**To:** Peter Baguley; H[REDACTED] Weston; J[REDACTED] Willoughby; Planning Enforcement; Emma Roberts (Cllr); Julie Davenport (Cllr)  
**Subject:** Another house occupied  
**Date:** 03 September 2020 13:15:47

Good afternoon Peter and everyone

Just to let you know that No 3 Harvester Way is appears to be occupied, which it certainly wasn't the other day. Is there no end to Barry Howard's audacity?

On a slighter lighter note, I notice that he's now bought his own road-sweeper (nicely emblazoned with Barry Howard Homes across the front). Better late than never I suppose, now that he's made all the residents of Buckingham Fields suffer his construction lorries and mud on the road, and lack of sweeping for the last couple of years. Still, I suppose he's got to keep his new tenants on his side somehow.

Kind regards.

[REDACTED]

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

**From:** Graham Walker (Cllr)  
**To:** Peter Baguley; Phil Larratt (Cllr); [REDACTED]  
**Subject:** FW: Another breach Lancaster Way  
**Date:** 03 September 2020 11:58:20

Hello Peter, please could we have an answer ,

Regards

Graham Walker Cllr

Sent with BlackBerry Work (www.blackberry.com)

---

From: [REDACTED]@hotmail.co.uk>  
Sent: 2 Sep 2020 4:23 p.m.  
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>; [REDACTED]  
<11Weston@northampton.gov.uk>  
Subject: Fwd: Another breach Lancaster Way

Dear Peter

I haven't had a response yet to this. Any ideas when we're going to get one? The auto acknowledgment email states 5 working days to look at emails and I emailed on the 22nd August.

Residents were informed weeks ago by planning enforcement that no further breaches would be tolerated and at least two further breaches have been recorded since so what's your plan of action with regards to the continued breaches?

.....or are residents being lied to as it appears nothing is happening nor will happen with regards to sanctioning the continued breaches?

Kind regards

[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]@hotmail.co.uk>  
Date: 22 August 2020 at 11:58:44 BST  
To: "planningenforcement@northampton.gov.uk" <planningenforcement@northampton.gov.uk>; Peter Baguley <pbaguley@northampton.gov.uk>; Julie Davenport <cllr.jdavenport@northampton.gov.uk>; Emma Roberts <Cllr.ERoberts@northampton.gov.uk>  
Subject: Another breach Lancaster Way

?  
Download Attachment  
Available until 21 Sep 2020  
<[https://www.icloud.com/attachment/?u=https%3A%2F%2Fcvws.icloud-content.com%2FB%2FAV4U4gYxtzzGxUjpN-OZHxIc6RQRAWum3XYq7SKbul3V4iPb2qIPB%2F%24%7B%7D%3F%3DAmIqN62D2mvANJkAXanG2Q0gaZouAaHf2-I2topLaN%26%3D1%26%3D3%26%3DCAogJoNqFC1GdmA1138ukeZwtGwLJ3\\_-qjLT4NPzf5wAoSuRDErMiuwS4YxLzDgsuIgfEAKggByAD\\_eG21zFIEXOkUEVoEqonzwWolmhrHc3KOHRSyzVyh5GAmGwoKD\\_aRsLimvWB4GaPb2vJKHReQM3ILOsCISWhT5wjN3TV0pbK1vcel6IAE-IFLrI4DG19NOP2Uqw%26%3D1600685923%26I%3D%26%3D3B7EF6A0-3750-41E8-860D-E93F0119D2C6-1%26k%3D%24%7Buk%7D%26ck%3Dcom.apple.iLargeattachment%26ckz%3D96651716-DC90-4AF0-97F1-B65529CCFE3E%26p%3D9%26s%3Dj9xXi8nCNamY6Ho29YmOVD3Rlby&uk=vfckl5mh-q-0l7rZyXhWSQ&f=IMG\\_7624.MOV&sz=37054230](https://www.icloud.com/attachment/?u=https%3A%2F%2Fcvws.icloud-content.com%2FB%2FAV4U4gYxtzzGxUjpN-OZHxIc6RQRAWum3XYq7SKbul3V4iPb2qIPB%2F%24%7B%7D%3F%3DAmIqN62D2mvANJkAXanG2Q0gaZouAaHf2-I2topLaN%26%3D1%26%3D3%26%3DCAogJoNqFC1GdmA1138ukeZwtGwLJ3_-qjLT4NPzf5wAoSuRDErMiuwS4YxLzDgsuIgfEAKggByAD_eG21zFIEXOkUEVoEqonzwWolmhrHc3KOHRSyzVyh5GAmGwoKD_aRsLimvWB4GaPb2vJKHReQM3ILOsCISWhT5wjN3TV0pbK1vcel6IAE-IFLrI4DG19NOP2Uqw%26%3D1600685923%26I%3D%26%3D3B7EF6A0-3750-41E8-860D-E93F0119D2C6-1%26k%3D%24%7Buk%7D%26ck%3Dcom.apple.iLargeattachment%26ckz%3D96651716-DC90-4AF0-97F1-B65529CCFE3E%26p%3D9%26s%3Dj9xXi8nCNamY6Ho29YmOVD3Rlby&uk=vfckl5mh-q-0l7rZyXhWSQ&f=IMG_7624.MOV&sz=37054230)> Hi

Please find attached yet another video showing out of hours working on site- taken on Thursday at 17:50.

J [REDACTED] wrote a few weeks back in his email that no further breaches would be tolerated so the residents would like to be told what exactly you are going to do about this?

We look forward to your answer.

Regards

[REDACTED]

Click to Download <[https://www.icloud.com/attachment/?u=https%3A%2F%2Fcvws.icloud-content.com%2FB%2FAV4U4gYxtzzGxUjpN-OZHxIc6RQRAWum3XYq7SKbul3V4iPb2qIPB%2F%24%7B%7D%3F%3DAmIqN62D2mvANJkAXanG2Q0gaZouAaHf2-I2topLaN%26%3D1%26%3D3%26%3DCAogJoNqFC1GdmA1138ukeZwtGwLJ3\\_-qjLT4NPzf5wAoSuRDErMiuwS4YxLzDgsuIgfEAKggByAD\\_eG21zFIEXOkUEVoEqonzwWolmhrHc3KOHRSyzVyh5GAmGwoKD\\_aRsLimvWB4GaPb2vJKHReQM3ILOsCISWhT5wjN3TV0pbK1vcel6IAE-IFLrI4DG19NOP2Uqw%26%3D1600685923%26I%3D%26%3D3B7EF6A0-3750-41E8-860D-E93F0119D2C6-1%26k%3D%24%7Buk%7D%26ck%3Dcom.apple.iLargeattachment%26ckz%3D96651716-DC90-4AF0-97F1-B65529CCFE3E%26p%3D9%26s%3Dj9xXi8nCNamY6Ho29YmOVD3Rlby&uk=vfckl5mh-q-0l7rZyXhWSQ&f=IMG\\_7624.MOV&sz=37054230](https://www.icloud.com/attachment/?u=https%3A%2F%2Fcvws.icloud-content.com%2FB%2FAV4U4gYxtzzGxUjpN-OZHxIc6RQRAWum3XYq7SKbul3V4iPb2qIPB%2F%24%7B%7D%3F%3DAmIqN62D2mvANJkAXanG2Q0gaZouAaHf2-I2topLaN%26%3D1%26%3D3%26%3DCAogJoNqFC1GdmA1138ukeZwtGwLJ3_-qjLT4NPzf5wAoSuRDErMiuwS4YxLzDgsuIgfEAKggByAD_eG21zFIEXOkUEVoEqonzwWolmhrHc3KOHRSyzVyh5GAmGwoKD_aRsLimvWB4GaPb2vJKHReQM3ILOsCISWhT5wjN3TV0pbK1vcel6IAE-IFLrI4DG19NOP2Uqw%26%3D1600685923%26I%3D%26%3D3B7EF6A0-3750-41E8-860D-E93F0119D2C6-1%26k%3D%24%7Buk%7D%26ck%3Dcom.apple.iLargeattachment%26ckz%3D96651716-DC90-4AF0-97F1-B65529CCFE3E%26p%3D9%26s%3Dj9xXi8nCNamY6Ho29YmOVD3Rlby&uk=vfckl5mh-q-0l7rZyXhWSQ&f=IMG_7624.MOV&sz=37054230)>  
IMG\_7624.MOV  
0 bytes

Sent from my iPhone

**From:** L [REDACTED] Aphale  
**To:** Peter Baguley  
**Subject:** FW: Lancaster Way  
**Date:** 03 September 2020 14:37:17

Hi Peter,

The images appear the right way up to me - any better your end?

[REDACTED]

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

From: Peter Baguley <PBaguley@northampton.gov.uk>  
Sent: 03 September 2020 08:40  
To: [REDACTED] L Aphale@northampton.gov.uk>  
Subject: FW: Lancaster Way

Morning [REDACTED]

I cant orientate this so cant read it; any tips?

**Not relating to this request**

[REDACTED]

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

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

From: [REDACTED]@northampton.gov.uk>  
Sent: 28 August 2020 13:49  
To: Peter Baguley <PBaguley@northampton.gov.uk>  
Cc: [REDACTED]rbovey@northampton.gov.uk>  
Subject: FW: Lancaster Way

Peter

I have a quick read through of your Briefing Note for Members following the Con yesterday with [REDACTED]. As I am on leave and have personal commitments for the rest of the day I am not able to make the amendments I consider necessary so I have attached a copy of my hand written notes which I hope will help.

Regards

[REDACTED]

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

From: [REDACTED]  
Sent: 28 August 2020 13:41  
To: [REDACTED] <tboyd@northampton.gov.uk>  
Subject: Lancaster Way

**From:** E [REDACTED] Philpott on behalf of [Contact NBC](#)  
**To:** [Emma Roberts \(Cllr\)](#)  
**Subject:** GRO003366  
**Date:** 03 September 2020 12:39:38

Good Afternoon Councillor Roberts

Thank you for your email regarding the roundabout.

I can confirm that I have raised this with our dedicated grounds maintenance team, reference GRO003366. They will be attending the area within the next ten working days, and will then schedule any necessary works.

Pease do let me know should you need any assistance in the meantime.

Kind Regards

E [REDACTED] P

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

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

From: [REDACTED]@kierwsp.co.uk>  
Sent: 03 September 2020 08:27  
To: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Contact NBC  
<contact@northampton.gov.uk>  
Subject: RE: Roundabout Lancaster Way with Towcester Road

Morning Emma

Yes this would apply to all roundabouts except where speed limit is above 30mph so it would basically exclude the ring road.

Hope that's helpful

Kind regards

[REDACTED]  
-----Original Message-----

From: Emma Roberts (Cllr) [<mailto:Cllr.ERoberts@northampton.gov.uk>]  
Sent: 02 September 2020 22:52  
To: [REDACTED] Contact NBC  
Subject: RE: Roundabout Lancaster Way with Towcester Road

Many thanks [REDACTED]

Over to the contact centre then please to request this overgrown area is dealt with.

[REDACTED] could you just clarify for me if that applies to all roundabouts in the ward? The one at the other end of the road joining St Leonard's and Main Road also needs some attention.

Many Thanks

Emma

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

From: [REDACTED]@kierwsp.co.uk [REDACTED]@kierwsp.co.uk>>  
Date: Wednesday, 02 Sep 2020, 08:08  
To: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk<<mailto:Cllr.ERoberts@northampton.gov.uk>>>, Contact NBC <contact@northampton.gov.uk<<mailto:contact@northampton.gov.uk>>>, County Council Customer Services (External) <customerservices@northamptonshire.gov.uk<<mailto:customerservices@northamptonshire.gov.uk>>>  
Subject: RE: Roundabout Lancaster Way with Towcester Road

Good Morning Emma

Maintenance of vegetation in Northampton (urban areas only) is undertaken by Northampton Borough Council on an agency agreement from Northamptonshire County Council. This roundabout would fall for Northampton Borough Council to maintain

Kind regards

[REDACTED]  
Community Engagement Manager  
Northamptonshire Highways  
N 01604 883400

To ensure any enquiries are dealt with correctly and to report defects please use our online Street Doctor service.  
This process means all issues are recorded. Once reported you will be issued with a unique reference number and be able to follow the progress of your enquiry.

- \* Website: [www.northamptonshire.gov.uk/streetdoctor](http://www.northamptonshire.gov.uk/streetdoctor)<<http://www.northamptonshire.gov.uk/streetdoctor>>
- \* For information and transport and highway updates follow us on Twitter @nnhighways
- \* To view road works and diversion routes go to [one.network](http://one.network)

#### CONFIDENTIAL

This e-mail is confidential to the named recipient. If you have received a copy in error, please destroy it. You may not use or disclose the contents of this e-mail to anyone, nor take copies of it. The only copies permitted are (1) by the named recipient and (2) for the purposes of completing successful electronic transmission to the named recipient and then only on the condition that these copies, with this notice attached, are kept confidential until destruction.

Kier Integrated Services Limited. 81 Fountain Street, Manchester M2 2EE. Registered in England No. 873179  
kier.co.uk WSP UK Limited, WSP House, 70 Chancery Lane, London, WC2A 1AF. Registered in England No. 01383511 wsp.com

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

From: Emma Roberts (Cllr) [<mailto:Cllr.ERoberts@northampton.gov.uk>]  
Sent: 01 September 2020 23:36  
To: [REDACTED] Contact NBC; County Council Customer Services (External)  
Subject: Roundabout Lancaster Way with Towcester Road

Good Evening

Can you let me know who is responsible for this roundabout maintenance?

The site is hugely overgrown and visibility is very poor.

When can we expect maintenance?

Kind Regards

Emma Roberts  
NBC Councillor Delapre & Briar Hill

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

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](http://www.northampton.gov.uk)<<http://www.northampton.gov.uk>>

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](http://www.northampton.gov.uk)

**From:** R [REDACTED] Oxley on behalf of Planning  
**To:** [REDACTED]@outlook.com"  
**Subject:** Planning Application Consultation N/2020/0769 Land off Lancaster Way Northampton Northamptonshire  
**Date:** 03 September 2020 09:24:09  
**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](mailto:planning@northampton.gov.uk)

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:** [REDACTED]  
**To:** [Emma Roberts \(Cllr\); Contact NBC](#)  
**Subject:** RE: Roundabout Lancaster Way with Towcester Road  
**Date:** 03 September 2020 08:27:24

Morning Emma

Yes this would apply to all roundabouts except where speed limit is above 30mph so it would basically exclude the ring road.

Hope that's helpful

Kind regards

[REDACTED]

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

From: Emma Roberts (Cllr) [<mailto:Cllr.ERoberts@northampton.gov.uk>]  
Sent: 02 September 2020 22:52  
To: [REDACTED] Contact NBC  
Subject: RE: Roundabout Lancaster Way with Towcester Road

Many thanks [REDACTED]

Over to the contact centre then please to request this overgrown area is dealt with.

Andy could you just clarify for me if that applies to all roundabouts in the ward? The one at the other end of the road joining St Leonard's and Main Road also needs some attention.

Many Thanks

Emma

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

From: [REDACTED]@kierwsp.co.uk<[REDACTED]@kierwsp.co.uk>>  
Date: Wednesday, 02 Sep 2020, 08:08  
To: Emma Roberts (Cllr) <[Cllr.ERoberts@northampton.gov.uk](mailto:Cllr.ERoberts@northampton.gov.uk)<<mailto:Cllr.ERoberts@northampton.gov.uk>>>, Contact NBC <[contact@northampton.gov.uk](mailto:contact@northampton.gov.uk)<<mailto:contact@northampton.gov.uk>>>, County Council Customer Services (External) <[customerservices@northamptonshire.gov.uk](mailto:customerservices@northamptonshire.gov.uk)<<mailto:customerservices@northamptonshire.gov.uk>>>  
Subject: RE: Roundabout Lancaster Way with Towcester Road

Good Morning Emma

Maintenance of vegetation in Northampton (urban areas only) is undertaken by Northampton Borough Council on an agency agreement from Northamptonshire County Council. This roundabout would fall for Northampton Borough Council to maintain

Kind regards

[REDACTED]

Community Engagement Manager  
Northamptonshire Highways  
N 01604 883400



To ensure any enquiries are dealt with correctly and to report defects please use our online Street Doctor service.

This process means all issues are recorded. Once reported you will be issued with a unique reference number and be able to follow the progress of your enquiry.

\* Website: [www.northamptonshire.gov.uk/streetdoctor](http://www.northamptonshire.gov.uk/streetdoctor)<<http://www.northamptonshire.gov.uk/streetdoctor>>

\* For information and transport and highway updates follow us on Twitter @nnhighways

\* To view road works and diversion routes go to [one.network](http://one.network)

CONFIDENTIAL

This e-mail is confidential to the named recipient. If you have received a copy in error, please destroy it. You may not use or disclose the contents of this e-mail to anyone, nor take copies of it. The only copies permitted are (1) by the named recipient and (2) for the purposes of completing successful electronic transmission to the named recipient and then only on the condition that these copies, with this notice attached, are kept confidential until destruction.

Kier Integrated Services Limited. 81 Fountain Street, Manchester M2 2EE. Registered in England No. 873179 [kier.co.uk](http://kier.co.uk)

WSP UK Limited, WSP House, 70 Chancery Lane, London, WC2A 1AF. Registered in England No. 01383511 [wsp.com](http://wsp.com)

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

From: Emma Roberts (Cllr) [<mailto:Cllr.ERoberts@northampton.gov.uk>]

Sent: 01 September 2020 23:36

To: [REDACTED], Contact NBC; County Council Customer Services (External)

Subject: Roundabout Lancaster Way with Towcester Road

Good Evening

Can you let me know who is responsible for this roundabout maintenance?

The site is hugely overgrown and visibility is very poor.

When can we expect maintenance?

Kind Regards

Emma Roberts  
NBC Councillor Delapre & Briar Hill

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

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](http://www.northampton.gov.uk)<<http://www.northampton.gov.uk>>

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](http://www.northampton.gov.uk)

**From:** F [REDACTED] Denton on behalf of Building Control  
**To:** [REDACTED]  
**Subject:** Completion Certificates - Plots 5, 25 and 27, Land off Lancaster Way  
**Date:** 04 September 2020 13:45:20  
**Attachments:** [Completion Certificate Plot 27.pdf](#)  
[Completion Certificate Plot 25.pdf](#)  
[Completion Certificate Plot 5.pdf](#)

Good Afternoon,

Please find completion certificates as requested.

Kind Regards,

F [REDACTED] Denton| 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) <<mailto:planning@northampton.gov.uk>> or [buildingcontrol@northampton.gov.uk](mailto: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:** Building Control  
**Subject:** FP/2019381 - B Howard Homes Lancaster Way  
**Date:** 04 September 2020 11:12:49

Dear BC

I wonder if you could email over a final cert for plot 5 and copies of final certs for Plots 25 and 27 please to:

[REDACTED]@barryhowardhomes.com

Many thanks

[REDACTED]

[REDACTED] Principal Building Control Surveyor

01604 83 [REDACTED]

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

From Tuesday 24th March 2020, the Building Control team will be based from home, wherever possible, please use the [buildingcontrol@northampton.gov.uk](mailto:buildingcontrol@northampton.gov.uk) <<mailto:buildingcontrol@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:** Julie Davenport (Cllr)  
**To:** [REDACTED]  
**Subject:** FW: document-8599537.pdf  
**Date:** 04 September 2020 07:05:19  
**Attachments:** [document-8599537.pdf](#)

[REDACTED]

Please see email below and attachment concerning the new road markings on Lancaster Way

Kind regards  
Julie

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

From: [REDACTED]<[REDACTED]@gmail.com>  
Date: Tuesday, 01 Sep 2020, 6:22 am  
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>  
Subject: document-8599537.pdf

Hello Julie - I have found the document on the council's planning portal that shows the plan of the new roundabout and road markings. I have not seen this particular document before and it appears to have only been uploaded at the end of last month, after the works were completed! If I had seen this document before I would have definitely have objected to the road markings and pointed out about the private service road before now.

Many thanks  
[REDACTED]

**From:** Julie Davenport (Cllr)  
**To:** Towcester Rd Service Rd Lynnette Farris  
**Subject:** FW: Lancaster Way new road markings  
**Date:** 04 September 2020 07:16:26

Hi [REDACTED]

I'm trying to get the answers. I have also involved the Cabinet Member for Highways.

Kind regards  
Julie

Sent with BlackBerry Work  
(www.blackberry.com)

From: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>  
Date: Friday, 04 Sep 2020, 7:14 am  
To: [REDACTED]@kierwsp.co.uk>  
Subject: Lancaster Way new road markings

Following on from the plans sent previously I would like to ask:

What evidence was gained for allowing this design change? What evidence do you have that queuing won't extend now onto the new roundabout or create wider issues for road users/residents?

Kind regards  
Julie

Sent with BlackBerry Work  
(www.blackberry.com)

**From:** Highways  
**To:** Emma Roberts (Cllr)  
**Subject:** FW: Roundabout Lancaster Way with Towcester Road [<AD8354>]  
**Date:** 04 September 2020 15:21:57

Dear Cllr Emma Roberts

Thank you for your email regarding Vegetation at the Roundabout on Lancaster Way.

We have checked our Street Doctor system and can see this issue has already been reported to us under reference number 2278048, an inspection will be carried out by an inspector where they will determine any action that might be required in line with our current intervention criteria.

Once the location has been inspected our officers will then update the Street Doctor report with the relevant information.

You can use the reference above to check on the progress of the report submitted via the site <https://fixmystreet.northamptonshire.gov.uk/>

Thank you for taking the time to contact us.

Kind regards,

[REDACTED]

Administrator

Highways, Transport & Infrastructure

Northamptonshire County Council

One Angel Square, Angel Street, Northampton NN1 1ED

---

Original Message:

From: Cllr.ERoberts@northampton.gov.uk

Sent: 01 September 2020 23:36:44

To: [REDACTED]@kierwsp.co.uk>; Contact NBC <contact@northampton.gov.uk>;

"County Council Customer Services (External)" <customerservices@northamptonshire.gov.uk>  
Subject: Roundabout Lancaster Way with Towcester Road

Good Evening

Can you let me know who is responsible for this roundabout maintenance?

The site is hugely overgrown and visibility is very poor.

When can we expect maintenance?

Kind Regards

Emma Roberts

NBC Councillor Delapre & Briar Hill

Sent with BlackBerry Work  
(www.blackberry.com)

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

-----  
This email and any files transmitted with it are intended solely for the use of the individual or organisation to whom they are addressed. If you have received this email in error, please notify  
customerservices@northamptonshire.gov.uk

The information contained in this email 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.

This email has been checked for the presence of computer viruses.

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



**From:** [REDACTED]  
**To:** [Julie Davenport \(Cllr\)](#)  
**Subject:** Re: FW: Lancaster Way new road markings  
**Date:** 04 September 2020 08:06:32

Many thanks for this Julie, we really appreciate your efforts!

On Fri, 4 Sep 2020, 07:16 Julie Davenport (Cllr), <[cllr.jdavenport@northampton.gov.uk](mailto:cllr.jdavenport@northampton.gov.uk)> wrote:

Hi [REDACTED]

I'm trying to get the answers. I have also involved the Cabinet Member for Highways.

Kind regards  
Julie

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

From: Julie Davenport (Cllr)  
<[cllr.jdavenport@northampton.gov.uk](mailto:cllr.jdavenport@northampton.gov.uk)<<mailto:cllr.jdavenport@northampton.gov.uk>>>  
Date: Friday, 04 Sep 2020, 7:14 am  
To: [REDACTED]@kierwsp.co.uk<[REDACTED]@kierwsp.co.uk>>  
Subject: Lancaster Way new road markings

Following on from the plans sent previously I would like to ask:

What evidence was gained for allowing this design change? What evidence do you have that queuing won't extend now onto the new roundabout or create wider issues for road users/residents?

Kind regards  
Julie

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

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](http://www.northampton.gov.uk)

**From:** [Peter Baguley](#)  
**To:** [H \[REDACTED\] Weston](#)  
**Subject:** RE: Lancaster Way  
**Date:** 04 September 2020 16:55:40

Much appreciated.

Peter

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

01604 83 [REDACTED]

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

NN1 1DE | 0300 330 7000

From: [REDACTED] <HWeston@northampton.gov.uk>  
Sent: 04 September 2020 16:52  
To: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED] <rbovey@northampton.gov.uk>  
Subject: RE: Lancaster Way

Hello

That looks good to 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](mailto: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: Peter Baguley <PBaguley@northampton.gov.uk>  
Sent: 04 September 2020 16:51  
To: [REDACTED]rbovey@northampton.gov.uk>; [REDACTED]HWeston@northampton.gov.uk>  
Subject: Lancaster Way

Hi

Here's my first stab at a response to residents who have complained about occupation. Please can I have your comments?

Thanks

Peter

Dear

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. 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 details of the outstanding issues.

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.

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

01604 83 [REDACTED]

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

NN1 1DE | 0300 330 7000

**From:** L [REDACTED] Aphale  
**To:** Peter Baguley  
**Subject:** RE: Lancaster Way update  
**Date:** 04 September 2020 15:42:20  
**Attachments:** Lancaster Way update v2 04 09 20.docx

Comment removed ... sometimes the comments are really resistant to removal!

[REDACTED]

From: Peter Baguley <PBaguley@northampton.gov.uk>  
Sent: 04 September 2020 15:37  
To: [REDACTED] LAphale@northampton.gov.uk>  
Subject: RE: Lancaster Way update

It's the question that I couldn't get rid; please can you delete it.

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

01604 83 [REDACTED]

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

From: [REDACTED] <LAphale@northampton.gov.uk>  
Sent: 04 September 2020 15:36  
To: Peter Baguley <PBaguley@northampton.gov.uk>  
Subject: RE: Lancaster Way update

Peter,

Accepted the changes but left Rita's question as not sure how you wished to address this.

[REDACTED]

From: Peter Baguley <PBaguley@northampton.gov.uk>  
Sent: 04 September 2020 15:31  
To: [REDACTED] LAphale@northampton.gov.uk>

Subject: FW: Lancaster Way update

[REDACTED]

Can you clean this up for me please?

Thanks.

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

01604 83 [REDACTED]

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

NN1 1DE | 0300 330 7000

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

Sent: 04 September 2020 14:32

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

Francis Fernandes <ffernandes@northampton.gov.uk>

Subject: RE: Lancaster Way update

Peter,

I have taken out the bit in the last paragraph about the bank holiday.

[REDACTED] | Development Manager

01604 83 [REDACTED]

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

NN1 1DE | 0300 330 7000

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

Sent: 04 September 2020 13:43

To: [REDACTED] <rbovey@northampton.gov.uk>; [REDACTED] <HWeston@northampton.gov.uk>; Francis Fernandes <ffernandes@northampton.gov.uk>

Subject: Lancaster Way update

Thanks for the comments on this. In light of this, I've toned the update down a bit, and will use the note as a

basis to respond to the outstanding e-mails we have on this topic. I'd like to get this out today if possible, so I'd be grateful for your final comments asap.

Peter

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

01604 83 [REDACTED]

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

NN1 1DE | 0300 330 7000

**From:** Peter Baguley  
**To:** [REDACTED]  
**Cc:** H. [REDACTED] Weston  
**Subject:** RE: Lancaster Way, Northampton - Planning Permission N/2012/0909  
**Date:** 04 September 2020 15:36:15

Dear [REDACTED]

I refer to my request for further clarification, and to yours and your clients' response, dated the 28th of August. Please accept my apologies for the delay in responding.

Given the recent history of breaches of the hours conditions, I regret that the Council cannot accept the current couched and vague commitments which will 'endeavour to comply' and 'oblige the CMP hours'. On this basis, my understanding is that your client is not willing to make a commitment to comply with the hours conditions. As explained previously on several occasions, this is not acceptable.

Therefore I would be grateful if you could confirm this position.

Regards

Peter

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

01604 83 [REDACTED]

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

NN1 1DE | 0300 330 7000

From: [REDACTED]@framptons-planning.com> On Behalf Of [REDACTED]  
Sent: 28 August 2020 12:07  
To: Peter Baguley <PBaguley@northampton.gov.uk>  
Cc: [REDACTED] <LAphale@northampton.gov.uk>; 'Barry Howard'  
<barry.howard@barryhowardhomes.com>; [REDACTED]@gowlingwlg.com>; [REDACTED],  
[REDACTED]@barryhowardhomes.com>  
Subject: Lancaster Way, Northampton - Planning Permission N/2012/0909

Our ref: PJF/fa/PF/10282

Dear Peter,

Town and Country Planning Act 1990

Planning Permission N/2012/0909

Lancaster Way, Northampton

Thank you for your letter of today's date.

I have seen the response from Barry Howard Homes dated 28th August 2020 [11.08] (attached). Could you confirm that this confirmation is satisfactory to you.

With kind regards,



Oriel House

42 North Bar

Banbury

Oxfordshire

OX16 0TH

Tel: 01295 67 [REDACTED] Fax: 01295 275606

Email: [REDACTED]@framptons-planning.com

This email and any attachments are strictly confidential and are for the addressee only. Any forwarding, printing or disclosing the information may form a breach of confidence. Please contact the sender immediately if you have received this email in error. Normal Privacy and Copyright laws apply. Frampton Town Planning Limited has endeavoured to keep this email virus free and accepts no responsibility for any virus attached thereafter.

Our Office Manager [REDACTED] can be reached on: [REDACTED]



**From:** [Jonathan Nunn \(Cllr\)](#)  
**To:** [Peter Baguley](#)  
**Cc:** [Francis Fernandes](#); [George Candler](#); [James Hill \(Cllr\)](#); [Phil Larratt \(Cllr\)](#)  
**Subject:** RE: Lancaster Way  
**Date:** 04 September 2020 17:11:46

Thanks Peter, this is helpful, and I think you're right to take a firm line on the 3 month 106 deadline.

Kind regards,

Jonathan

Jonathan Nunn

Northampton Borough Council Leader

Nene Valley Ward Councillor

Tel. 01604 837210

#### STAY SAFE FROM CORONAVIRUS:

Advice for Safety, Businesses, Volunteers – [WWW.northampton.gov.uk/coronavirus](http://www.northampton.gov.uk/coronavirus)  
<<http://www.northampton.gov.uk/coronavirus>>

Emergency Help: Tel. 0300 126 1000 (option 5)

Book a test if you have symptoms – 'Phone 119 or visit [www.nhs.uk/coronavirus](http://www.nhs.uk/coronavirus)  
<<http://www.nhs.uk/coronavirus>>

From: Peter Baguley  
Sent: 04 September 2020 16:34  
To: Jonathan Nunn (Cllr) <[cllr.jnunn@northampton.gov.uk](mailto:cllr.jnunn@northampton.gov.uk)>; Phil Larratt (Cllr) <[cllr.plarratt@northampton.gov.uk](mailto:cllr.plarratt@northampton.gov.uk)>; James Hill (Cllr) <[cllr.jhill@northampton.gov.uk](mailto:cllr.jhill@northampton.gov.uk)>  
Cc: Francis Fernandes <[ffernandes@northampton.gov.uk](mailto:ffernandes@northampton.gov.uk)>; George Candler <[GCandler@northampton.gov.uk](mailto:GCandler@northampton.gov.uk)>  
Subject: Lancaster Way

Good afternoon

Please find attached a briefing note on the legal position regarding development at Lancaster Way, wherein we have been advised by QC that, given the limited nature and number of breaches, and in light of the extant resolution to grant permission for the revised scheme which resolves all of the outstanding issues, it would not be pragmatic, reasonable or in the public interest to take action against these.

Whilst this is not going to be popular with the neighbouring residents, I am satisfied that the advice is consistent with both national, and our own enforcement policy. Taking enforcement action is discretionary and in doing so the Council must be satisfied that it would be in the public interest to do so.

However, it is also noted that if the required s106 agreement for the revised scheme is not agreed within 3


months of the Committee meeting (28/7/20), the application could be refused under delegated authority.

I will shortly be advising the members of the public who have commented on this matter of this position.

Happy to answer any questions.

Peter

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

01604 83 

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

NN1 1DE | 0300 330 7000

**From:** Julie Davenport (Cllr)  
**To:** [REDACTED]  
**Subject:** RE: New roundabout  
**Date:** 04 September 2020 07:09:38

Thank you for this [REDACTED] I'm sorry for delay in responding. I really do appreciate your help

Kind regards  
Julie

Sent with BlackBerry Work  
(www.blackberry.com)

From: [REDACTED]<[REDACTED]@outlook.com>  
Date: Monday, 31 Aug 2020, 7:14 pm  
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>  
Subject: RE: New roundabout

Hi,

First of all, Lancaster Way was actually widened, but they narrowed the lanes.

This is what was given planning permission – or, more accurately, the last plan that Highways agreed to. This is all a Highways issue, not Planning.

The issue is that all the traffic data was based on them having two lanes to the old roundabout to prevent queuing between the two roundabouts.

Evidence based decision making? Or doing it in the cheap because Keir don't care (no profit)?

The question to Highways should therefore be: What evidence did they have for allowing this design change? What evidence do they have that queuing won't extend now onto the new roundabout or even wider effects?

[REDACTED]

From: Julie Davenport (Cllr) <<mailto:cllr.jdavenport@northampton.gov.uk>>  
Sent: 31 August 2020 14:49  
To: [REDACTED]<[REDACTED]@outlook.com>  
Subject: New roundabout

Hi [REDACTED]

Im trying to find out if the new roundabout and road markings going to the old roundabout are as per planning permission. The road has narrowed on approach to old roundabout. Not sure how that will be when everyone

moves in - half the exit space but many more cars. [REDACTED] says it is what was agreed at Planning.

If anyone knows that info it will be you.

Thank you!

Julie

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

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](http://www.northampton.gov.uk)

**From:** Julie Davenport (Cllr)  
**To:** [REDACTED]  
**Subject:** FW: Lancaster Way new road markings  
**Date:** 07 September 2020 10:44:27

It's a bit late doing this now, what did they have to go on?

Sent with BlackBerry Work  
(www.blackberry.com)

From: [REDACTED]@kierwsp.co.uk>  
Date: Monday, 07 Sep 2020, 10:34 am  
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>  
Subject: RE: Lancaster Way new road markings

Good Morning Julie

I have spoken with the Development Team about this and they have advised that a Safety Audit has taken place on these works. The report is being compiled at the moment, however if you would like to contact me again at start of October I will have further information by then

Kind regards

[REDACTED]

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

From: Julie Davenport (Cllr) [mailto:cllr.jdavenport@northampton.gov.uk]  
Sent: 04 September 2020 07:14  
To: [REDACTED]  
Subject: Lancaster Way new road markings

Following on from the plans sent previously I would like to ask:

What evidence was gained for allowing this design change? What evidence do you have that queuing won't extend now onto the new roundabout or create wider issues for road users/residents?

Kind regards  
Julie

Sent with BlackBerry Work  
(www.blackberry.com)

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:** H [REDACTED] Weston  
**To:** [REDACTED]@framptons-planning.com  
**Cc:** Barry Howard  
**Subject:** FW: N/2020/0769 - Lancaster Way substation  
**Date:** 07 September 2020 10:35:59

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

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](mailto: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: 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,

 I 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](mailto: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]  
**To:** Julie Davenport (Cllr)  
**Subject:** Fwd: Re: FW: Lancaster Way... deeds Towcester Road...  
**Date:** 07 September 2020 14:45:54

Hi Julie - thank you for forwarding [REDACTED] email. I know you're busy, so will just bullet point my response to it ...

Maybe I should mention that my [REDACTED] is retired Legal Examiner at the Land Registry and she has been assisting me with this enquiry, [REDACTED] would be happy to explain the legal position to [REDACTED] but perhaps [REDACTED] should involve the council's own legal team? [REDACTED] be happy to talk to them as well if required.

1 The service road is included in my title deeds as my property, extending to the edge of of the service road as indicated in red on my map and I have absolute title (this means down to the centre of the earth, with the sky as the upper limit). There is no mention of sub soil in my deeds from when I became the title holder in 1998 or in the original ones from 1946.

2. It is clear from the 1946 conveyance that the service road is subject to rights of way for the benefit of the houses fronting it only, until such time as the service road is taken over by the local authority it was not intended as a right of way for other users and as such the local authority do not have the right to direct traffic to use it. There is no evidence to support the view that the local authority adopted the service road in 1966. There may have been an intention to adopt it at some point but this was never legally acted completed. The map on my deeds has a stamp dated 1972, so it wasn't adopted then either.

3. If the local authority believe they have taken over the service road, they need to provide paper evidence of this. If they can do this they need to lodge it at the Land Registry for their records AND inform every house owner that this is the case. The Council will then be responsible for the maintenance thereof. Currently this is not the case as it is NOT registered with the Land Registry and the current title holders are liable for the maintenance of the part of the service road that their property fronts.

4. Simply showing the service road coloured green on a map (as provided by [REDACTED]) does not mean it was legally transferred. It is interesting to note that the map that [REDACTED] provided shows the road layout with the Gloucester Avenue roundabout in situ, yet that roundabout wasn't built until access for the Buckingham Fields estate was required circa 1995/96/97. The original layout of the road can be seen in the map attached to my title deeds, clearly showing and stating it is a service road.

I would respectfully suggest that [REDACTED] discusses this with his legal department and get them to provide paper evidence that they have adopted the service road, and to then proceed to make it legal accordingly. Until they do the right of way is as stated in the 1946 conveyance, only for the benefit of the houses fronting the service road. And they most definitely should not be directing traffic to use it.

Apart from the issue of increased traffic on our service road, I am concerned that this matter reaches the correct legal conclusion, as should the subject of widening the Towcester Road arise again (as it did many years ago), the Council need to realise that they do not own the service road and they cannot use it for widening purposes, nor can they direct traffic to use and they certainly cannot just colour it on a map and call it theirs!



Again, many thanks and best regards

On Mon, 7 Sep 2020 at 11:54, [REDACTED]@gmail.com> wrote:

Hi [REDACTED] this is the response I received this morning.., Julie is the Councillor that is helping me and [REDACTED] is the [REDACTED] from Highways/Kier arguing against me ! The deeds below are for 232 sent by Andrew.. I'll send you my deeds separately xXx

----- Forwarded message -----

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

Date: 7 Sep 2020 10:43

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

To: [REDACTED]@gmail.com>

Cc:

Please see email below. I'm out so haven't read it yet

Kind regards  
Julie

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

From: [REDACTED]@kierwsp.co.uk<  
mailto:[REDACTED]@kierwsp.co.uk>>  
Date: Monday, 07 Sep 2020, 10:35 am  
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](mailto:cllr.jdavenport@northampton.gov.uk)]

Sent: 04 September 2020 07:02

To: [REDACTED]

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

[REDACTED]

Please see the attached deeds for one of the houses in Towcester Rd which shows the service road I showed you on the site visit is owned by the homeowners.

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

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

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

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

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

Hi Julie

I couldn't find my hard copy so I've bought another set from the online Land Registry. I have attached a photo of both the plan and the narrative in the title showing that I have absolute title over both the Footpath and the Service Road; nowhere is it referred to as a public highway it is a service road and I assume that all the houses that front this service road enjoy the same title over their frontage - I can't be the only one!

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!

Many thanks

[REDACTED]

On Mon, 31 Aug 2020, 13:33 [REDACTED]@gmail.com<  
mailto:[REDACTED]@gmail.com<mailto:[REDACTED]  
[REDACTED]@gmail.com%3cmailto:[REDACTED]@gmail.com>>> wrote:

Thanks Julie. It most definitely isn't a public highway and the council know this from the discussions I had with them about me not paying the licence fee for dropping the kerb outside my house!

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

Kind regards

[REDACTED]

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  
%3cmailto:cllr.jdavenport@northampton.gov.uk>>> wrote:

Hi [REDACTED]

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

From: [REDACTED]@gmail.com<[mailto:\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)<[mailto:\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)%3c[mailto:\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)>><[mailto:\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)<[mailto:\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)<[mailto:\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)%3c[mailto:\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)>>>>

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><<mailto:cllr.jdavenport@northampton.gov.uk>%3c<mailto:cllr.jdavenport@northampton.gov.uk>>><<mailto: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

Hi Julie - Just want to say, thank you so much for everything you do for our community... and... have you heard anything further about the alteration of the white lines on Lancaster Way yet? I believe [REDACTED] and his colleague should be back from holidays by now!

Many thanks and best wishes

[REDACTED]

Hi [REDACTED]

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

[illegible]

.jdavenport@northampton.gov.uk%3cmailto:cllr.jdavenport@northampton.gov.uk>><mailto:cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk%3cmailto:cllr.jdavenport@northampton.gov.uk>>>>>

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<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%3cmailto:cllr.jdavenport@northampton.gov.uk%3e%3e>]

Sent: 05 August 2020 21:51

To: [REDACTED]

Subject: Lancaster Way

Hi [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><<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)>>)

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](http://www.northampton.gov.uk)<<http://www.northampton.gov.uk>><<http://www.northampton.gov.uk>><<http://www.northampton.gov.uk><<http://www.northampton.gov.uk>%3chttp://www.northampton.gov.uk  
%3e%3chttp://www.northampton.gov.uk%3e%3chttp://www.northampton.gov.uk>>

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



Northampton Borough Council, The Guildhall, Northampton, United Kingdom, NN1  
1DE

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

Northampton Borough Council, The Guildhall, Northampton, United Kingdom, NN1 1DE

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

Northampton Borough Council, The Guildhall, Northampton, United Kingdom, NN1 1DE

+44 (0)300 330 7000

[www.northampton.gov.uk](http://www.northampton.gov.uk)<<http://www.northampton.gov.uk>>

-----

This email and any files transmitted with it are intended solely for the use of the individual or organisation to whom they are addressed. If you have received this email in error, please notify [customerservices@northamptonshire.gov.uk](mailto:customerservices@northamptonshire.gov.uk)

The information contained in this email 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.

This email has been checked for the presence of computer viruses.

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

-----

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](http://www.northampton.gov.uk)

**From:** [Emma Roberts \(Cllr\)](#)  
**To:** [Peter Baguley](#); [REDACTED]  
**Cc:** [Graham Walker \(Cllr\)](#); [Julie Davenport \(Cllr\)](#); [H \[REDACTED\] Weston](#)  
**Subject:** RE: Another breach Lancaster Way  
**Date:** 07 September 2020 21:49:29

Hi Peter

Thank you for the stock response to all emails on this. Forgive me if I am incorrect but [REDACTED] email related to breaches of working times and on site activity.

Could you confirm how that will be addressed?

Kind Regards

Emma

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

**From:** Peter Baguley <[PBaguley@northampton.gov.uk](mailto:PBaguley@northampton.gov.uk)>  
**Date:** Monday, 07 Sep 2020, 16:17  
**To:** [REDACTED] <[REDACTED]@hotmail.co.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)>, Hannah Weston <[HWeston@northampton.gov.uk](mailto:HWeston@northampton.gov.uk)>  
**Subject:** RE: Another breach 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.

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 83[REDACTED]

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

**From:** [REDACTED]<[REDACTED]@hotmail.co.uk>  
**Sent:** 02 September 2020 16:24  
**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>; [REDACTED] <HWeston@northampton.gov.uk>  
**Subject:** Fwd: Another breach Lancaster Way

Dear Peter

I haven't had a response yet to this. Any ideas when we're going to get one? The auto acknowledgment email states 5 working days to look at emails and I emailed on the 22nd August.

Residents were informed weeks ago by planning enforcement that no further breaches would be tolerated and at least two further breaches have been recorded since so what's your plan of action with regards to the continued breaches?

.....or are residents being lied to as it appears nothing is happening nor will happen with regards to sanctioning the continued breaches?

Kind regards

[REDACTED]

Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED]<[REDACTED]@hotmail.co.uk>  
**Date:** 22 August 2020 at 11:58:44 BST  
**To:** "planningenforcement@northampton.gov.uk"  
<planningenforcement@northampton.gov.uk>, Peter Baguley  
<pbaguley@northampton.gov.uk>, Julie Davenport  
<cllr.jdavenport@northampton.gov.uk>, Emma Roberts  
<Cllr.ERoberts@northampton.gov.uk>  
**Subject: Another breach Lancaster Way**

\_\_\_\_\_  
\_\_\_\_\_

Hi

Please find attached yet another video showing out of hours working on site- taken

on Thursday at 17:50.

██████ wrote a few weeks back in his email that no further breaches would be tolerated so the residents would like to be told what exactly you are going to do about this?

We look forward to your answer.

Regards

██████

[Click to Download](#)

Sent from my iPhone

**From:** Emma Roberts (Cllr)  
**To:** Peter Baguley; [REDACTED] H[REDACTED] Weston; J[REDACTED] Willoughby; Planning Enforcement; Julie Davenport (Cllr)  
**Subject:** RE: More houses occupied  
**Date:** 07 September 2020 21:55:43

Dear Peter

You will not be surprised at the disappointment at this further inaction given these breaches and occupations have been ongoing since before the planning application was heard.

This inaction feels very much like a kick in the teeth for any residents who use the complaints process and who try to make NBC aware of unauthorised action carried out by Developers. You already know I feel we have really let people down here.

Public interest should also consider those surrounding the developments and the impact on them. It seems all of our concerns really have been ignored.

Emma

Sent with BlackBerry Work  
(www.blackberry.com)

**From:** Peter Baguley <PBaguley@northampton.gov.uk>  
**Date:** Monday, 07 Sep 2020, 16:16  
**To:** [REDACTED] <[REDACTED]@btinternet.com>, [REDACTED] <HWeston@northampton.gov.uk>, [REDACTED] <jwilloughby@northampton.gov.uk>, Planning Enforcement <planningenforcement@northampton.gov.uk>, Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>, Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>  
**Subject:** RE: More houses occupied

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.

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 83 [REDACTED]

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

**From:** [REDACTED]@btinternet.com>

**Sent:** 07 September 2020 09:33

**To:** Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED]  
<HWeston@northampton.gov.uk>; [REDACTED] <jwilloughby@northampton.gov.uk>;  
Planning Enforcement <planningenforcement@northampton.gov.uk>; Emma Roberts (Cllr)  
<Cllr.ERoberts@northampton.gov.uk>; Julie Davenport (Cllr)  
<cllr.jdavenport@northampton.gov.uk>

**Subject:** More houses occupied

Good morning Peter et al

Well, we've had an exciting weekend with yet more tenants moving in on the site. I'm assuming that as you haven't replied to my previous emails, Planning have now given their tacit agreement to the occupation of finished houses even though it's a clear breach of planning permission.

We went for a walk down Harvester Way yesterday, and there's three more houses occupied, plus another one that has stuff moved into it. One of the houses right at the bottom of Harvester Way, overlooking Blisworth Close has had fencing put round the garden, plus the garden's been turfed. Waiting for a new tenant moving in soon? I would say so. Plus all the houses around the green space are occupied. Oh and with all these tenants we've already witnessed one boy racer heading into the estate at a very alarming speed. Let's hope he doesn't try that during the week when the Barry Howard road-sweeper and various builders are about!

What is annoying is that Barry Howard has nicely turfed in front of the houses surrounding the old oak tree, yet he's left other parts of his land on Lancaster Way totally churned up and full of weeds and seems to have given up maintaining it. The land by the substation and down towards the roundabout is awful. Photos are attached for your perusal. Obviously he doesn't care about the residents of Buckingham Fields – even though he seems to refer to his development as Buckingham Fields.

Have a good week everyone.

Kind regards.

[REDACTED]



Sent from [Mail](#) for Windows 10



**From:** [REDACTED]  
**To:** [H. \[REDACTED\] Weston](#)  
**Subject:** RE: Substation, Lancaster Way  
**Date:** 07 September 2020 16:35:14

[REDACTED]

It's not a Highways matter. They want the signs to be there.

This is a question of safety of the substation – which is a Planning matter. You can speak to Western Power Distribution, who will point to their standard advise to LPA's, which sets the distance for metal poles from substations. Or you could just read it yourself.

Either way, they need removing.

I don't care if you put the emails in the files or the bin. It doesn't actually make any difference does it?

[REDACTED]

**From:** [REDACTED]@northampton.gov.uk>  
**Sent:** 07 September 2020 10:32  
**To:** [REDACTED]@outlook.com>  
**Subject:** RE: Substation, Lancaster Way

Dear [REDACTED]

Please could you advise if you wish for these comments to be attached to N/2020/0769, the new application for the substation or N/2020/0065, the approved substation scheme.

With regards to the safety of highway signs, this is a matter NCC Highways would need to investigate and is not a planning consideration within the assessment of the substation applications. NCC Highways have been consulted on application N/2020/0769 and have advised that they have no comment on the proposal.

Thank you.

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](mailto:planning@northampton.gov.uk) <<mailto: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]@outlook.com>  
Sent: 07 September 2020 10:04  
To: H [REDACTED] Weston <HWeston@northampton.gov.uk>  
Subject: Substation, Lancaster Way

H [REDACTED]

Do you remember in the original application for the substation when it was pointed out proposed road signs etc would be too close to the substation to be safe? And do you remember how the applicant said they'd be moved or not installed, and you accepted that despite it not being on any plan and therefore another meaningless promise?

The signs have been put in where they always were on the plan. Because they have to, they're part of the other planning permission. And they are unsafe. They need removing.

[REDACTED]

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](http://www.northampton.gov.uk)

**From:** Julie Davenport (Cllr)  
**To:** [REDACTED]  
**Subject:** FW: Lancaster Way new road markings  
**Date:** 08 September 2020 10:48:45

Please see email below. They will contact me on this

Kind regards  
Julie

Sent with BlackBerry Work  
(www.blackberry.com)

From: [REDACTED]@kierwsp.co.uk>  
Date: Tuesday, 08 Sep 2020, 10:46 am  
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>  
Subject: RE: Lancaster Way new road markings

Good Morning Julie

I have discussed this with Development Management Team and they have advised that an Officer ([REDACTED]) will contact you directly about this matter.

For info [REDACTED] email is [REDACTED]@northamptonshire.gov.uk

Kind regards  
[REDACTED]

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

From: Julie Davenport (Cllr) [mailto:cllr.jdavenport@northampton.gov.uk]  
Sent: 07 September 2020 15:34  
To: [REDACTED]  
Subject: RE: Lancaster Way new road markings

What I asked for was the evidence for the design change of the road.

Sent with BlackBerry Work  
(www.blackberry.com)

From: [REDACTED]@kierwsp.co.uk<mailto:[REDACTED]@kierwsp.co.uk>>  
Date: Monday, 07 Sep 2020, 10:34 am  
To: Julie Davenport (Cllr)  
<cllr.jdavenport@northampton.gov.uk<mailto:cllr.jdavenport@northampton.gov.uk>>  
Subject: RE: Lancaster Way new road markings

Good Morning Julie

I have spoken with the Development Team about this and they have advised that a Safety Audit has taken place on these works. The report is being compiled at the moment, however if you would like to contact me again at start of October I will have further information by then

Kind regards  
[REDACTED]

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

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

Sent: 04 September 2020 07:14

To: [REDACTED]

Subject: Lancaster Way new road markings

Following on from the plans sent previously I would like to ask:

What evidence was gained for allowing this design change? What evidence do you have that queuing won't extend now onto the new roundabout or create wider issues for road users/residents?

Kind regards

Julie

Sent with BlackBerry Work

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

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](http://www.northampton.gov.uk)<<http://www.northampton.gov.uk>>

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](http://www.northampton.gov.uk)

**From:** [REDACTED]  
**To:** Julie Davenport (Cllr)  
**Subject:** Re: FW: Lancaster Way new road markings  
**Date:** 08 September 2020 11:06:15

Thanks Julie. We haven't been going out much recently due to the ongoing Covid situation, but when we have gone out in the car have found it is can actually be quite difficult to turn right out of the service road into Lancaster Way, by the time you've checked up Lancaster Way and Harvester Way there's something flying round from Towcester Road so have to check back up Lancaster Way etc again. There was one time when the traffic was queuing at the Gloucester Avenue roundabout and backed up Lancaster Way, so I've now taken to turning left out of our service road and going around the roundabout back down to Towcester Road!

On Tue, 8 Sep 2020, 10:48 Julie Davenport (Cllr), <[cllr.jdavenport@northampton.gov.uk](mailto:cllr.jdavenport@northampton.gov.uk)> wrote:  
Please see email below. They will contact me on this

Kind regards  
Julie

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

From: [REDACTED]@kierwsp.co.uk<[mailto:\[REDACTED\]@kierwsp.co.uk](mailto:[REDACTED]@kierwsp.co.uk)>>  
Date: Tuesday, 08 Sep 2020, 10:46 am  
To: Julie Davenport (Cllr) <[cllr.jdavenport@northampton.gov.uk](mailto:cllr.jdavenport@northampton.gov.uk)<<mailto:cllr.jdavenport@northampton.gov.uk>>>  
Subject: RE: Lancaster Way new road markings

Good Morning Julie

I have discussed this with Development Management Team and they have advised that an Officer ([REDACTED]) will contact you directly about this matter.

For info [REDACTED] email is [REDACTED]@northamptonshire.gov.uk

Kind regards  
[REDACTED]

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

From: Julie Davenport (Cllr) [<mailto:cllr.jdavenport@northampton.gov.uk>]  
Sent: 07 September 2020 15:34  
To: [REDACTED]  
Subject: RE: Lancaster Way new road markings

What I asked for was the evidence for the design change of the road.

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

From: [REDACTED]@kierwsp.co.uk<[mailto:\[REDACTED\]@kierwsp.co.uk](mailto:[REDACTED]@kierwsp.co.uk)>>  
Date: Monday, 07 Sep 2020, 10:34 am  
To: Julie Davenport (Cllr) <[cllr.jdavenport@northampton.gov.uk](mailto:cllr.jdavenport@northampton.gov.uk)<<mailto:cllr.jdavenport@northampton.gov.uk>>>  
Subject: RE: Lancaster Way new road markings

Good Morning Julie

I have spoken with the Development Team about this and they have advised that a Safety Audit has taken place on these works. The report is being compiled at the moment, however if you would like to contact me again at start of October I will have further information by then

Kind regards  
[REDACTED]

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

From: Julie Davenport (Cllr) [<mailto:cllr.jdavenport@northampton.gov.uk>]  
Sent: 04 September 2020 07:14  
To: [REDACTED]  
Subject: Lancaster Way new road markings

Following on from the plans sent previously I would like to ask:

What evidence was gained for allowing this design change? What evidence do you have that queuing won't extend now onto the new roundabout or create wider issues for road users/residents?

Kind regards  
Julie

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

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](http://www.northampton.gov.uk)<<http://www.northampton.gov.uk><<http://www.northampton.gov.uk><<http://www.northampton.gov.uk>>>>

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](http://www.northampton.gov.uk)<<http://www.northampton.gov.uk>>

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](http://www.northampton.gov.uk)

**From:** [Peter Baguley](#)  
**To:** [REDACTED] H [REDACTED] Weston; J [REDACTED] Willoughby; [Planning Enforcement](#); [Emma Roberts \(Cllr\)](#); [Julie Davenport \(Cllr\)](#)  
**Subject:** RE: More houses occupied  
**Date:** 08 September 2020 10:36:56

Dear [REDACTED]

Please accept my apologies if the tone of my e-mail was in any way unclear. The Council genuinely welcomes your involvement in the process of monitoring compliance on this site, which is why I have regularly answered your queries directly, and it has never been my intention to obfuscate any of the issues raised. On that basis, if you let me know which matters I can help to clarify, then I will be happy to do so.

Kind regards

Peter

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

01604 83 [REDACTED]

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

**From:** [REDACTED]<[REDACTED]@btinternet.com>  
**Sent:** 08 September 2020 09:50  
**To:** Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED]  
<HWeston@northampton.gov.uk>; [REDACTED] <jwilloughby@northampton.gov.uk>;  
Planning Enforcement <planningenforcement@northampton.gov.uk>; Emma Roberts (Cllr)  
<Cllr.ERoberts@northampton.gov.uk>; Julie Davenport (Cllr)  
<cllr.jdavenport@northampton.gov.uk>  
**Subject:** RE: More houses occupied

Good morning Peter

I will be replying to your email in greater detail at some point soon. However, I must say that your reply is totally obfuscating which leads me to think that you a) think I'm not bright enough to spot this, and b) that I'm not intelligent enough to understand it.

As usual, an insult to this resident who has been putting concerns forward for many, many months now and who has been consistently ignored. However, as I have also said before, I can live with my conscience, can anyone in Planning live with theirs knowing how consistently concerns have been raised and ignored.

I will be in touch again soon.

Kind regards.

[REDACTED]

Sent from Mail for Windows 10

**From:** Peter Baguley

**Sent:** 07 September 2020 16:16

**To:** [REDACTED] H [REDACTED] Weston; J [REDACTED] Willoughby; Planning Enforcement; Emma Roberts (Cllr); Julie Davenport (Cllr)

**Subject:** RE: More houses occupied

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.

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 83 [REDACTED]

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

**From:** [REDACTED]@btinternet.com>

**Sent:** 07 September 2020 09:33

**To:** Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED]  
<HWeston@northampton.gov.uk>; [REDACTED] <jwilloughby@northampton.gov.uk>;  
Planning Enforcement <planningenforcement@northampton.gov.uk>; Emma Roberts (Cllr)  
<Cllr.ERoberts@northampton.gov.uk>; Julie Davenport (Cllr)  
<cllr.jdavenport@northampton.gov.uk>

**Subject:** More houses occupied

Good morning Peter et al



Well, we've had an exciting weekend with yet more tenants moving in on the site. I'm assuming that as you haven't replied to my previous emails, Planning have now given their tacit agreement to the occupation of finished houses even though it's a clear breach of planning permission.

We went for a walk down Harvester Way yesterday, and there's three more houses occupied, plus another one that has stuff moved into it. One of the houses right at the bottom of Harvester Way, overlooking Blisworth Close has had fencing put round the garden, plus the garden's been turfed. Waiting for a new tenant moving in soon? I would say so. Plus all the houses around the green space are occupied. Oh and with all these tenants we've already witnessed one boy racer heading into the estate at a very alarming speed. Let's hope he doesn't try that during the week when the Barry Howard road-sweeper and various builders are about!

What is annoying is that Barry Howard has nicely turfed in front of the houses surrounding the old oak tree, yet he's left other parts of his land on Lancaster Way totally churned up and full of weeds and seems to have given up maintaining it. The land by the substation and down towards the roundabout is awful. Photos are attached for your perusal. Obviously he doesn't care about the residents of Buckingham Fields – even though he seems to refer to his development as Buckingham Fields.

Have a good week everyone.

Kind regards.





Sent from [Mail](#) for Windows 10

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](http://www.northampton.gov.uk)

**From:** [W Rousell](#)  
**To:** [H Weston](#)  
**Subject:** RE: Lancaster Way  
**Date:** 09 September 2020 10:12:32

Hi [REDACTED]

No we don't. Peter indicated that it was going to be BHH, but I have not had that in writing.

I would say I will chase them, but I am on leave for a week after today and the world has just gone bonkers lol.

W.

From: [REDACTED] <HWeston@northampton.gov.uk>  
Sent: 09 September 2020 10:11  
To: [REDACTED] <WRousell@northampton.gov.uk>  
Subject: FW: Lancaster Way

Hi [REDACTED],

Do we have a name for the shared ownership provider at Lancaster Way?

I don't think we do....

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](mailto: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: 08 September 2020 20:11  
To: [REDACTED] <HWeston@northampton.gov.uk>  
Subject: Lancaster Way

[REDACTED]

Do you have a name for the affordable housing provider? The Shared ownership in particular.

[REDACTED]

**From:** [Peter Baguley](#)  
**To:** [Marion Goodman](#)  
**Subject:** RE: Lancaster Way  
**Date:** 10 September 2020 16:00:47

Thanks

I am drafting an extensive response.

Peter

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

01604 83 [REDACTED]

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

**From:** Marion Goodman <[mgoodman@northampton.gov.uk](mailto:mgoodman@northampton.gov.uk)>  
**Sent:** 10 September 2020 14:46  
**To:** Peter Baguley <[PBaguley@northampton.gov.uk](mailto:PBaguley@northampton.gov.uk)>  
**Subject:** FW: Lancaster Way

I wont do anything with this Peter unless asked to

Marion

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

01604 83 [REDACTED]

Mobile: [REDACTED]

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

**From:** [REDACTED] <[REDACTED]@outlook.com>  
**Sent:** 08 September 2020 12:19  
**To:** Peter Baguley <[PBaguley@northampton.gov.uk](mailto:PBaguley@northampton.gov.uk)>; [REDACTED] <[HWeston@northampton.gov.uk](mailto:HWeston@northampton.gov.uk)>; [REDACTED] <[jwilloughby@northampton.gov.uk](mailto:jwilloughby@northampton.gov.uk)>; Marion Goodman <[mgoodman@northampton.gov.uk](mailto:mgoodman@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](mailto:cllr.jdavenport@northampton.gov.uk)>; [REDACTED] <[REDACTED]@yahoo.co.uk>; Emma Roberts (Cllr) <[Cllr.ERoberts@northampton.gov.uk](mailto: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 [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 83[REDACTED]

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

**From:** [REDACTED]<[REDACTED]@outlook.com>

**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>; [REDACTED]<[REDACTED]@yahoo.co.uk>; 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 20<sup>th</sup> 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]

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](http://www.northampton.gov.uk)



**From:** H [REDACTED] Weston  
**To:** [Planning Enforcement](#)  
**Subject:** FW: Barry Howard Homes Development Site (Buckingham Fields)  
**Date:** 11 September 2020 11:09:45

Hi

I think this relates to an enforcement issue so would be worth putting on the file for 2012/0909 – I'm not entirely sure what answer [REDACTED] is looking for as it is something G [REDACTED] is looking into.

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](mailto: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 [REDACTED]

G [REDACTED] 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:** [REDACTED] <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 [REDACTED] 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](mailto:hweston@northampton.gov.uk)

Kind regards



**I Senior Environmental Health Officer**

01604 83 [REDACTED]

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

From Tuesday 24<sup>th</sup> March 2020, the Environmental Protection Team will be based from home, wherever possible, please use the [epadmin@northampton.gov.uk](mailto: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]<[REDACTED]@hotmail.co.uk>

**Sent:** 11 September 2020 09:22

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

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

Hi [REDACTED]

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, G [REDACTED] 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



**Senior Environmental Health Officer**

01604 83

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

From Tuesday 24<sup>th</sup> March 2020, the Environmental Protection Team will be based from home, wherever possible, please use the [epadmin@northampton.gov.uk](mailto: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:** 10 August 2020 09:44

**To:** [REDACTED] <[GSmith@northampton.gov.uk](mailto:GSmith@northampton.gov.uk)>

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

Thanks G [REDACTED] 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



Sent from my iPhone

On 10 Aug 2020, at 08:40, G [REDACTED] Smith  
<[GSmith@northampton.gov.uk](mailto: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 6<sup>th</sup> 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



**Senior Environmental Health Officer**

01604 83

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

From Tuesday 24<sup>th</sup> March 2020, the Environmental Protection Team will be based from home, wherever possible, please use the [epadmin@northampton.gov.uk](mailto: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:** G Smith

**Sent:** 31 July 2020 20:07

**To:** 'Antonella mercuri'

[<antonella.mitchell@hotmail.co.uk>](mailto:antonella.mitchell@hotmail.co.uk)

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

Good evening,

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

 | **Senior Environmental Health Officer**  
01604 83 

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

From Tuesday 24<sup>th</sup> March 2020, the Environmental Protection Team will be based from home, wherever possible, please use the [epadmin@northampton.gov.uk](mailto: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>

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](http://www.northampton.gov.uk)

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](http://www.northampton.gov.uk)

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](http://www.northampton.gov.uk)

**From:** [Phil Larratt \(Cllr\)](#)  
**To:** [Members Conservative](#)  
**Cc:** [\[REDACTED\]@greatcampaigns.co.uk"](#)  
**Subject:** NCC HIGHWAYS PROPOSALS  
**Date:** 11 September 2020 18:45:37  
**Attachments:** [NCC Proposals for Walking & Cycling in Northampton - Consultation Doc - 2009.pdf](#)  
[image001.png](#)  
[image002.png](#)

Please see attached if you haven't already!

All the best.

Phil

Deputy Leader – Northampton Borough Council

Conservative – East Hunsbury Ward - Northampton Borough Council

07770 637160



**From:** [Hannant Weston](#)  
**To:** [G Smith](#)  
**Subject:** RE: Barry Howard Homes Development Site (Buckingham Fields)  
**Date:** 11 September 2020 11:24:31  
**Attachments:** [image001.png](#)

No problem G, I agree.

**From:** G Smith <GSmith@northampton.gov.uk>  
**Sent:** 11 September 2020 11:23  
**To:** H Weston <HWeston@northampton.gov.uk>  
**Subject:** RE: Barry Howard Homes Development Site (Buckingham Fields)

Apologies for directing to you as the Planning Authority.

I just thought it best that the planning aspect of her e-mail enquiry come from yourselves.

Kind regards

 | Senior Environmental Health Officer  
01604 83

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

From Tuesday 24<sup>th</sup> March 2020, the Environmental Protection Team will be based from home, wherever possible, please use the [epadmin@northampton.gov.uk](mailto: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.



**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:** <HWeston@northampton.gov.uk>  
**Sent:** 11 September 2020 11:21  
**To:** @hotmail.co.uk>  
**Cc:** Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Planning Enforcement

<planningenforcement@northampton.gov.uk>; [REDACTED] <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 G [REDACTED] Smith to address this condition now and have been discussing parameters and approaches with G [REDACTED].

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](mailto: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 [REDACTED]

G [REDACTED] 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:** [REDACTED] <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](mailto:hweston@northampton.gov.uk)

Kind regards

[REDACTED]

[REDACTED] | **Senior Environmental Health Officer**  
01604 83 [REDACTED]

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

From Tuesday 24<sup>th</sup> March 2020, the Environmental Protection Team will be based from home, wherever possible, please use the [epadmin@northampton.gov.uk](mailto: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:** [REDACTED] <[GSmith@northampton.gov.uk](mailto: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, G [REDACTED] Smith  
<[GSmith@northampton.gov.uk](mailto: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



**Senior Environmental Health Officer**

01604 83 [REDACTED]

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

From Tuesday 24<sup>th</sup> March 2020, the Environmental Protection Team will be based from home, wherever possible, please use the [epadmin@northampton.gov.uk](mailto: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>

Protection Team will be based from home, wherever possible, please use the [epadmin@northampton.gov.uk](mailto: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:** G [REDACTED] Smith  
**Sent:** 31 July 2020 20:07  
**To:** 'Antonella mercuri'  
[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

[REDACTED]  
[REDACTED] | **Senior Environmental Health Officer**  
01604 83 [REDACTED]

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

From Tuesday 24<sup>th</sup> March 2020, the Environmental Protection Team will be based from home, wherever possible, please use the [epadmin@northampton.gov.uk](mailto: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>

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](http://www.northampton.gov.uk)

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](http://www.northampton.gov.uk)

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](http://www.northampton.gov.uk)