



FOI Disclosure **NBC2537-1498/20**

Lancaster Way Emails No 3



Prepared on the 16 February 2021

From: James Hill (Cllr)
To: Peter Baguley
Cc: Cllr Jonathan Nunn; George Candler
Subject: Lancaster Way
Date: 29 July 2020 11:07:08
Importance: High

Hi Peter,

For information have just received the following from Barry Howard.

James

Here is a copy of an email I've sent to H [REDACTED] this morning. She's a top officer but this pressure is not really what she needs!

Andrew Lewer is also going to jump on this as it's now a Constituency Matter rather than a Planning one.

I really do hope Mr Baguley will assist H [REDACTED] to assist these families. NBC have had a lot of money to do that!

Thanks Barry

H [REDACTED]

Many thanks for getting the S73 through a Committee. I'm told it was a bit of a slog but 8 votes in favour and none against was a good result.

Clearly whilst we will be working speedily and swiftly to conclude that permission with the amended 106 to sign can we please chat about the Pre Occ Conditions?

You know this is a really awkward situation for Tenants who have given notice.

Why did they give notice?

Legal Professional privilege

Well if you remember 3,4 weeks ago NBC asked for their "Pre Occ" 106 payment of [REDACTED] which was paid in good faith. (No one has offered to pay it back!!).

At that point it is reasonable for our Lettings team to have believed payment of this large amount concluded occupations were able to be engaged and Tenants could serve their Landlords notice to quit. Many have.

Clearly from a Technical and Planning Teams perspective this wasn't actually achievable.

Either way what we genuinely have is distressed fellow Human Beings. Real families who are relying on you for their Homes.

It's not BHH H [REDACTED]. I've already said that. We all have homes. But the pressure for these families is very very real and only you can assist them.

BHH has given its word to NBC we will not move anyone else in until Permission is granted (it was last night) or the 2020 Conditions are signed off.

We will continue to oblige that promise.

But everyday counts now H [REDACTED]. In fact every hour counts! I know you have "technicalities" to follow, I've been around a long time. But I also know these families immediate futures sit squarely in your hands.

I'm afraid only you can be the hero here and free them up. Sorry, pressure you didn't need. I understand.

The Committee voted unanimously to support the Development last night as you know. It was a long debate

which actually is good because everyone had ample ample time to make their decision.

NBC Members are fully behind the development, that is clear from the vote and it would be great to reward that support with some positive PR regarding families now occupying their desperately needed homes.

I know you can send me a very "NBC" response to this urgent request H[REDACTED] but as I say please can we put the families before both of our respective organisations Administrative functions and move them to the very very top of the priority list. Please.

Many thanks

Barry

Regards,

James

Sent with BlackBerry Work
(www.blackberry.com)

From: D. [REDACTED] Berrill
To: Peter Baguley
Subject: RE: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update
Date: 29 July 2020 16:59:43

Hi Peter

No comments being made and actually the phone call I had from [REDACTED] one of the tenants was very positive given I opened with Building Control files are confidential so I cannot tell you about the property.

Good luck with Barry H – Really sorry I taught him all he knows – he was my apprentice carpenter and joiner.

Kind regards

[REDACTED]

From: Peter Baguley <PBaguley@northampton.gov.uk>
Sent: 29 July 2020 16:55
To: [REDACTED] <DBerrill@northampton.gov.uk>
Cc: [REDACTED] <lhunter@northampton.gov.uk>
Subject: RE: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update

Thanks D. [REDACTED]

I'm sure I don't need to tell you this, but If you do have any further contact with the applicant or prospective tenants don't make any comments about whether they can now legally occupy.
Peter

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED] <DBerrill@northampton.gov.uk>
Date: Wednesday, 29 Jul 2020, 4:49 pm
To: Peter Baguley <PBaguley@northampton.gov.uk>
Cc: [REDACTED] <lhunter@northampton.gov.uk>
Subject: RE: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update

Afternoon Peter

I carried out a site inspection today to ensure that I can issue Building Control finals some of the properties which I can.

There seems to be two prospective tenants that are very anxious about the state of their intended property's but luckily both of the property's in question can be finalised off once I receive the site certification has been received.

Kind regards

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

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

Sent: 29 July 2020 13:20

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

Subject: FW: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update

Importance: High

Afternoon

Re the final certificates, please process these as usual, so if they can be issued, please do so.

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

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

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

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

Sent: 28 July 2020 17:25

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

Subject: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update

Importance: High

Hi H [REDACTED]

Barry Howard Homes - Off Lancaster Way - Possible Planning Conditions

The tenants of Plot [REDACTED] are due to move in on Thursday 30 July 2020 and have been told by the agency acting for her that NBC are preventing her moving in.

The [REDACTED] become homeless on Thursday so are dependant that the property can be occupied.

Legal Professional privilege

There are also two Planning Conditions which the contractor is worried will not be satisfied and therefore will prevent occupation of the unit unleashing the tenant on to the Council so just a heads up really to be prepared for the excitement on Thursday.

Kind regards



| 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 email address – this will allow us to respond to you if any of us are on leave or unable to work during this time.

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

From: [REDACTED] <FDenton@northampton.gov.uk> On Behalf Of Building Control
Sent: 28 July 2020 11:38
To: [REDACTED] <DBerrill@northampton.gov.uk>; [REDACTED] <lhunter@northampton.gov.uk>
Subject: FW: Urgent Update
Importance: High

Hello,

Following my email this morning in relation to Harvester Way, we have received the following email from [REDACTED]

Kind Regards,

[REDACTED] Registration Officer

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

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

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

From: [REDACTED] <[\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)>
Sent: 28 July 2020 11:29
To: Building Control <buildingcontrol@northampton.gov.uk>
Subject: Urgent Update

Good morning

I was hoping to get an update on the completion of a property I am due to move into in Harvester way Northampton.

We have unfortunately been told that the property will not be ready by Monday for us to move into leaving my family potentially homeless.

We have been waiting since the end of April and as you can imagine this is extremely frustrating for us, we have to be out of our property by Monday but due to certificates not being issued we are now left in a very upsetting situation to which we may have nowhere to go.

I would be extremely grateful if you could look into this urgently and get back to me.

I hope to hear from you soon

[REDACTED]

From: D [REDACTED] Berrill
To: Peter Baguley
Subject: RE: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update
Date: 29 July 2020 17:02:26

Not relating to this request

[REDACTED]

From: Peter Baguley <PBaguley@northampton.gov.uk>
Sent: 29 July 2020 17:01
To: [REDACTED] <DBerrill@northampton.gov.uk>
Subject: RE: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update

Not relating to this request

[REDACTED]

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED] <DBerrill@northampton.gov.uk>
Date: Wednesday, 29 Jul 2020, 4:59 pm
To: Peter Baguley <PBaguley@northampton.gov.uk>
Subject: RE: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update

Hi Peter

No comments being made and actually the phone call I had from [REDACTED] one of the tenants was very positive given I opened with Building Control files are confidential so I cannot tell you about the property.

Not relating to this request

[REDACTED]

Kind regards

[REDACTED]

From: Peter Baguley <PBaguley@northampton.gov.uk>
Sent: 29 July 2020 16:55
To: [REDACTED] <DBerrill@northampton.gov.uk>
Cc: [REDACTED] <lhunter@northampton.gov.uk>
Subject: RE: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update

Thanks [REDACTED]

I'm sure I don't need to tell you this, but If you do have any further contact with the applicant or prospective tenants don't make any comments about whether they can now legally occupy.
Peter

From: Peter Baguley
To: Francis Fernandes; H [REDACTED] Weston
Subject: RE: Lancaster Way
Date: 29 July 2020 13:22:33

Sorry, forgot to say, I'll draft the response in the meantime.
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

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

From: Peter Baguley
Sent: 29 July 2020 13:13
To: Francis Fernandes <ffernandes@northampton.gov.uk>; H [REDACTED] Weston <HWeston@northampton.gov.uk>
Subject: RE: Lancaster Way

Thanks Francis

Just another thought; what does the 'Its not BHH' comment allude to? I recall him saying that none of the prospective tenants had contracts with BHH; does this mean he's likely to say the lettings are with the agents, out of his control, and therefore BHH are not breaching their word?

We have the details of one prospective tenant; Francis what would be your view on our contacting them to find who their contract is with, and when they signed it? George wasn't particularly keen on my doing this.

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

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

From: Francis Fernandes <ffernandes@northampton.gov.uk>
Sent: 29 July 2020 12:49
To: Peter Baguley <PBaguley@northampton.gov.uk>; H [REDACTED] Weston <HWeston@northampton.gov.uk>
Cc: George Candler <GCandler@northampton.gov.uk>
Subject: RE: Lancaster Way

Legal Professional privilege



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

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

Sent: 29 July 2020 12:14

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

Cc: George Candler <GCandler@northampton.gov.uk>

Subject: FW: Lancaster Way

Legal Professional privilege

[REDACTED]

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

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

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

Sent: 29 July 2020 11:42

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

Cc: [REDACTED] <troberts@northampton.gov.uk>; [REDACTED] <jwilloughby@northampton.gov.uk>

Subject: FW: Lancaster Way

Hi Peter,

Another email from Barry trying to claim it is not his fault people are moving in. I've drafted a response but it may be best coming from you if you are happy for it to be sent. I'm not sure what we agreed with regards to occupancy - as far as I'm concerned they shouldn't be occupying until the s106 is complete for the new app - what's on site isn't in accordance with 2012/0909:

Draft response:

Dear Barry,

Legal Professional privilege

[REDACTED]

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

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

Sent: 29 July 2020 10:35

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

Subject: Lancaster Way

[REDACTED]

Many thanks for getting the S73 through a Committee. I'm told it was a bit of a slog but 8 votes in favour and none against was a good result.

Clearly whilst we will be working speedily and swiftly to conclude that permission with the amended 106 to sign can we please chat about the Pre Occ Conditions?

You know this is a really awkward situation for Tenants who have given notice.

Why did they give notice?

Well if you remember 3,4 weeks ago NBC asked for their "Pre Occ" 106 payment of £90,000 which was paid in good faith. (No one has offered to pay it back!!).

At that point it is reasonable for our Lettings team to have believed payment of this large amount concluded occupations were able to be engaged and Tenants could serve their Landlords notice to quit. Many have.

Clearly from a Technical and Planning Teams perspective this wasn't actually achievable.

Either way what we genuinely have is distressed fellow Human Beings. Real families who are relying on you for their Homes.

It's not BHH [REDACTED] I've already said that. We all have homes. But the pressure for these families is very very real and only you can assist them.

BHH has given its word to NBC we will not move anyone else in until Permission is granted (it was last night) or the 2020 Conditions are signed off.

We will continue to oblige that promise.

But everyday counts now [REDACTED]. In fact every hour counts! I know you have "technicalities" to follow, I've been around a long time. But I also know these families immediate futures sit squarely in your hands.

I'm afraid only you can be the hero here and free them up. Sorry, pressure you didn't need. I understand.

The Committee voted unanimously to support the Development last night as you know. It was a long debate which actually is good because everyone had ample ample time to make their decision.

NBC Members are fully behind the development, that is clear from the vote and it would be great to reward that support with some positive PR regarding families now occupying their desperately needed homes.

I know you can send me a very "NBC" response to this urgent request Hannah but as I say please can we put the families before both of our respective organisations Administrative functions and move them to the very very top of the priority list. Please.

Many thanks

Barry

Sent from my iPhone

From: Francis Fernandes
To: Peter Baguley; H[REDACTED] Weston
Subject: RE: Lancaster Way
Date: 29 July 2020 13:28:02

Legal Professional privilege

Sent with BlackBerry Work
(www.blackberry.com)

From: Peter Baguley <PBaguley@northampton.gov.uk>
Date: Wednesday, 29 Jul 2020, 13:12
To: Francis Fernandes <ffernandes@northampton.gov.uk>, [REDACTED]
<HWeston@northampton.gov.uk>
Subject: RE: Lancaster Way

Legal Professional privilege

[REDACTED]

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

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

From: Francis Fernandes <ffernandes@northampton.gov.uk>
Sent: 29 July 2020 12:49
To: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED]
<HWeston@northampton.gov.uk>
Cc: George Candler <GCandler@northampton.gov.uk>
Subject: RE: Lancaster Way

Legal Professional privilege

[REDACTED]

Legal Professional privilege



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

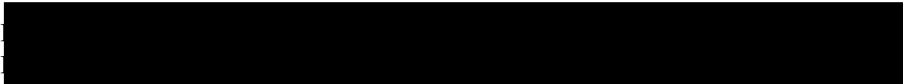
From: Peter Baguley <PBaguley@northampton.gov.uk>

Sent: 29 July 2020 12:14

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

Cc: George Candler <GCandler@northampton.gov.uk>

Subject: FW: Lancaster Way



Francis



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

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

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

Sent: 29 July 2020 11:42

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

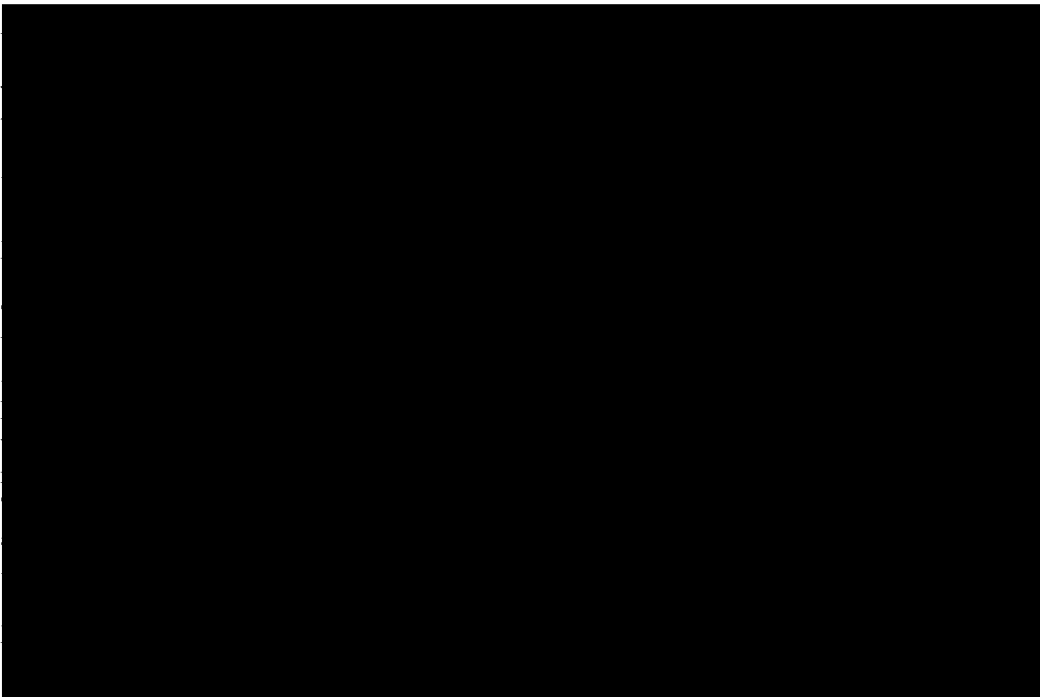
Cc: [REDACTED] <troberts@northampton.gov.uk>; [REDACTED]

<jwilloughby@northampton.gov.uk>

Subject: FW: Lancaster Way

Hi Peter,

Legal Professional privilege



Legal Professional privilege



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

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

Sent: 29 July 2020 10:35

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

Subject: Lancaster Way



Information duplicated



Information duplicated



From: H. [REDACTED] Weston
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: N/2019/1277 - Lancaster Way
Date: 29 July 2020 11:43:22

Good morning,

The below are the three amended conditions from the committee addendum:

Conditions 1, 2 and 17 are amended as follows:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 100, 201 Rev G, 202 Rev D, Plan showing plots 89 and 90, AF10-1_P1 Rev B, P202-1_P3 Rev A, P202-1_P2 Rev B, P202-1_P1 Rev B, S241-1_P3, S241-1_P2 Rev C, S241-1_P1 Rev C, P302-1_P3 Rev A, P302-1_P4, P302-1_P2 Rev B, P302-1_P1 Rev C, S351-1_P2, S351-1_P1 Rev B, P306-2_P1, P303-2_P2 Rev B, P303-2_P1 Rev B, P303-1_P2 Rev A, P303-1_P1 Rev C, P401_P5, P401_P4 Rev A, P401_P3 Rev B, P401_P2 Rev B, P401_P1, P402-1_P3, P402-1_P2 Rev A, P402-1_P1 Rev B, A444-1_P4, A444-1_P3 Rev B, A444-1_P2, A444-1_P1 Rev B, P404-1_P7, P404-1_P6 Rev A, P404-1_P4, P404-1_P3, P404-1_P2 Rev C, P404-1_P1 Rev A, P201-1_P1 Rev A, GARAGE_P1 Rev B, GARAGE_P2 Rev D, 207 Rev A.

Reason: For the avoidance of doubt and to accord with the details of the planning application.

2. The method of the treatment of all boundaries of the site as identified within plans 120 Rev H and 121 Rev C shall be provided on site in full accordance with these details prior to the plots to which they relate being first occupied and with regards to those boundary treatments not forming plot boundaries, within 1 month of the completion of the development. The approved boundary treatments shall be retained in accordance with these details at all times thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy H1 & S10 of the West Northamptonshire Joint Core Strategy.

17. The development shall be undertaken in full accordance with the Badger Method Statement PF/10282-V.2 dated July 2020.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of the National Planning Policy Framework.

Kind Regards,

[REDACTED] Principal Planning Officer

0160483 [REDACTED]

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

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

From: [REDACTED]@framptons-planning.com>
Sent: 29 July 2020 11:39
To: [REDACTED] <HWeston@northampton.gov.uk>
Cc: [REDACTED]@framptons-planning.com>
Subject: N/2019/1277 - Lancaster Way

Our Ref: PJF/kw/PF/10282

Dear [REDACTED]

Re: N/2019/1277 – Lancaster Way

I refer to the above application.

Please can you provide me with the amended wording to Condition 2 as I can't seem to locate it in the Committee Report for the 28th July 2020 committee.

With kind regards,

[REDACTED]

Office Administrator

Oriel House

42 North Bar

Banbury

Oxfordshire

OX16 0TH

Tel: 01295 672310 Fax: 01295 275606

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

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

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.

From: R [REDACTED] Oxley on behalf of Building Control
To: [REDACTED]@barryhowardhomes.com"
Subject: Application FP/2019/381
Date: 30 July 2020 16:50:27
Attachments: Completion Certificate FP2019381(1)(1).pdf

Please see the attached correspondence regarding the above Building Regulations application or enquiry.

Kind regards

[REDACTED] | Planning Support Officer
0300 330 7000 Option 6

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: Peter Baguley
To: Craig Forsyth
Subject: FW: Lancaster Way
Date: 30 July 2020 15:15:31

FYI. I'll call you about this.
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

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

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 30 July 2020 14:15
To: Peter Baguley <PBaguley@northampton.gov.uk>
Cc: Francis Fernandes <ffernandes@northampton.gov.uk>
Subject: FW: Lancaster Way

fyi

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

From: Barry Howard <barry.howard@barryhowardhomes.com>
Sent: 30 July 2020 14:14
To: [REDACTED] <HWeston@northampton.gov.uk>; [REDACTED] <troberts@northampton.gov.uk>
Subject: Re: Lancaster Way

[REDACTED]

Just a courtesy Heads Up. One of the Tenants has contacted Chron & Echo about not being able to move in!

I've not responded to them yet because they always twist anything I say for a Headline. But they may come NBCs way. Thought you'd want to know.

Thanks Barry

Sent from my iPhone

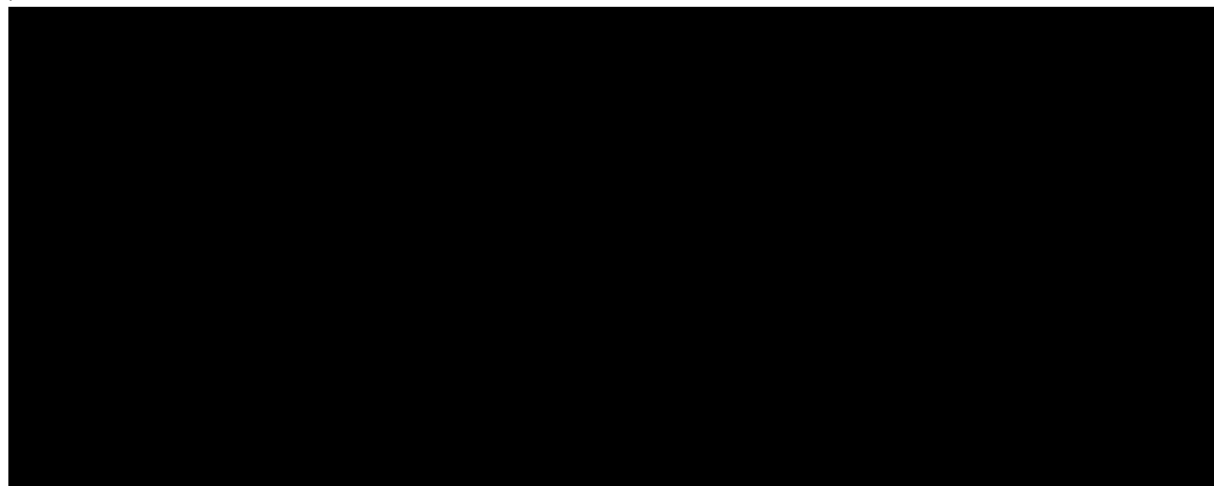
> On 29 Jul 2020, at 10:35, Barry Howard <barry.howard@barryhowardhomes.com> wrote:

>

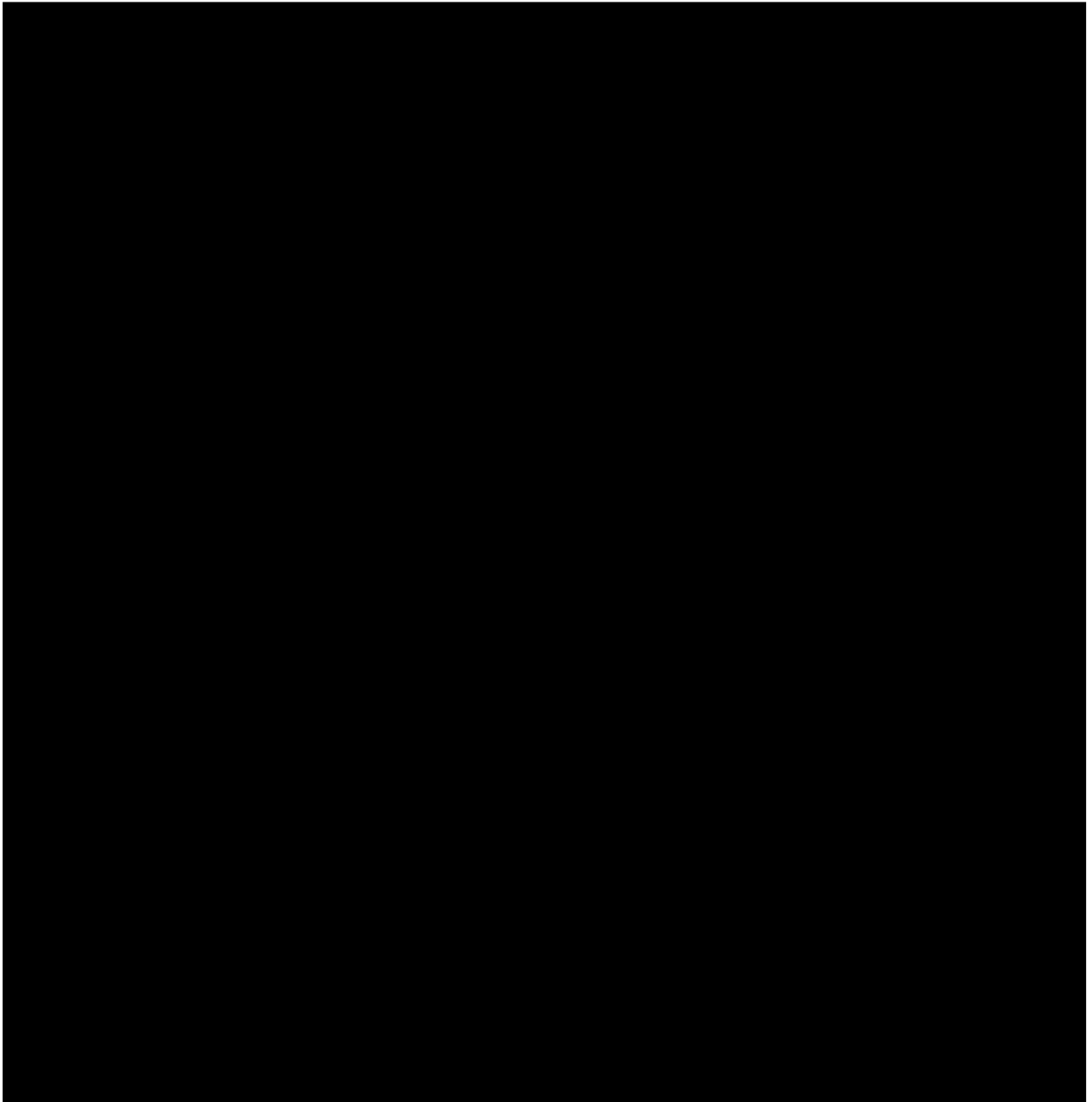
> ? [REDACTED]

>

Information duplicated



Information duplicated



From: [Emma Roberts \(Cllr\)](#)
To: [Peter Baguley](#)
Subject: RE: Breach of Control at Lancaster Way
Date: 30 July 2020 18:09:48

Hi Peter

No problem. We should have taken enforcement on the current occupation.

Given the contents of the developers agents email in the 0909 application I am not convinced at all that they will not carry on with this and they are suggesting the current occupation as an exception. It shouldn't be. Are the tenants aware of the fact that there was not a right to occupy. I am really concerned for the future weeks.

Kind Regards

Emma

Sent with BlackBerry Work
(www.blackberry.com)

From: Peter Baguley <PBaguley@northampton.gov.uk>
Date: Thursday, 30 Jul 2020, 13:03
To: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Subject: RE: Breach of Control at Lancaster Way

Good afternoon Emma

Please accept my apologies for the delay in responding.


Following the occupation of the first house, the developer has undertaken not to allow any more occupations on the site until either the outstanding pre-occupation conditions on N/2012/0909 are approved, or until the decision on N/2019/1277 is issued following the signing of a revised s106 agreement. The Council has not committed to any specific timescales for either determination, and has reserved the right to take enforcement action as appropriate .

I'd be grateful if you could treat this information as confidential as the occupation is unauthorised and therefore the subject of an ongoing enforcement investigation.

Regards

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: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Sent: 28 July 2020 20:54
To: Peter Baguley <PBaguley@northampton.gov.uk>
Subject: Breach of Control at Lancaster Way

Good Evening Peter

I would be really grateful if you could provide full written details of the action taken regarding the Occupation on site?

Many Thanks

Emma

Sent with BlackBerry Work
(www.blackberry.com)

From: T [REDACTED] Negoro
To: [REDACTED]
Cc: "Barry Howard (Barry Howard Homes (Towcester Road) Limited)"; [REDACTED]
Subject: RE: Development at Lancaster Way, Northampton
Date: 30 July 2020 08:32:47

Dear Mr Frampton,

Thank you so much for providing the information which I found very useful.

Kind regards,

T [REDACTED] Negoro | Planning Officer
(Monday to Thursday mornings only)

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

From Tuesday 24th March 2020, the Planning Policy team will be based from home. Wherever possible, please cc your message to the planningpolicy@northampton.gov.uk email address. This will allow us to respond to you if any of us are on leave or unable to work during this time.

From: [REDACTED]<[REDACTED]@framptons-planning.com> **On Behalf Of** [REDACTED]
Sent: 27 July 2020 17:52
To: [REDACTED]<[REDACTED]@northampton.gov.uk>
Cc: 'Barry Howard (Barry Howard Homes (Towcester Road) Limited)'<barry.howard@barryhowardhomes.com>; [REDACTED]<[REDACTED]@framptons-planning.com>
Subject: FW: Development at Lancaster Way, Northampton

PF/10282

Dear [REDACTED],

Re: Lancaster Way, Northampton

Thank you for your email dated 8th July [11.31].

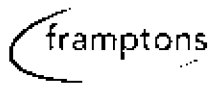
Please see below my responses in red.

I hope this information is of assistance to you.

Thank you,

With kind regards,

[REDACTED]
BSc (Hons), TP, MRICS, MRTPI



Oriel House
42 North Bar
Banbury
Oxfordshire
OX16 0TH

From: T [REDACTED] Negoro
Sent: 08 July 2020 11:31
To: [REDACTED]@framptons-planning.com' <[REDACTED]@framptons-planning.com>
Subject: Development at Lancaster Way, Northampton

Dear [REDACTED]

My name is T [REDACTED] Negoro and I am a planning officer from Northampton Borough Council.

We are currently working on housing monitoring work but struggling to conduct site visits due to current situation of COVID 19.

Most housing development sites are not accessible which prevent us to monitor the progress of those housing development.

It would be greatly appreciated if you could kindly provide us the following details regarding the site at Lancaster Way in Northampton.

The site details

Application number: N/2012/0909

Location: Lancaster Way, Northampton, NN4 8LT

Proposal: Proposed residential development of 139 residential dwellings, garages and associated works including new access roundabout.

The details required

1. How many houses has been completed by 31 March or up until now? Please provide plot numbers if possible. **Plots 1-36, 133-138.**
2. How many affordable houses have been completed by 31 March or up until now? Please provide plot numbers if possible. **Plots 8-16, 22,23,28-30 - 14 Homes.**
3. How many houses are currently under construction? **100 are either foundations piled or roofs on.**

If you don't have those details, I would be most grateful if you could kindly advise me who to contact in order to obtain those information.

Kind regards,

T [REDACTED] Negoro | Planning Officer
(Monday to Thursday mornings only)

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

*From Tuesday 24th March 2020, the Planning Policy team will be based from home.
Wherever possible, please cc your message to the
planningpolicy@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 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: Planning Registration
Subject: RE: Lancaster Way - N/2012/0909
Date: 30 July 2020 12:32:29

thanks

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

From: [REDACTED]@northampton.gov.uk> On Behalf Of Planning Registration
Sent: 30 July 2020 12:11
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: Lancaster Way - N/2012/0909

Hi [REDACTED]

All now made valid and out to consultation

Regards

[REDACTED]

[REDACTED] | Planning Registration Officer
0300 330 7000 Option 6

Planning Services | 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 or buildingcontrol@northampton.gov.uk email addresses – this will allow us to respond to you if any of us are on leave or unable to work during this time.

Customer Feedback

We would like your feedback to help us maintain and continually improve the standard of services we provide. As a customer of the Regeneration, Enterprise and Planning Directorate it would help us if you could take a moment to complete the online survey about your experience. Any personal information you do provide to us will be held on a computer database. Your personal information will only be used by, and on behalf of, Northampton Borough Council in improving the service we provide to our customers.

If the hyperlink above does not work then please copy and paste this address into your internet browser:
<https://www.surveymonkey.com/r/RepSatisfaction>

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

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 27 July 2020 19:06
To: Planning Registration <registration@northampton.gov.uk>
Subject: RE: Lancaster Way - N/2012/0909

Hi [REDACTED]

Those can all be made valid.

Are you able to do these and send out the consultations asap this week? Peter is chasing this being done as there are enforcement implications.

Thanks

Kind Regards,

[REDACTED] | Principal Planning Officer
0160483 [REDACTED]

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

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

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

From: [REDACTED] <ftew@northampton.gov.uk> On Behalf Of Planning Registration
Sent: 27 July 2020 18:42
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: Lancaster Way - N/2012/0909

Hi [REDACTED]

Please can you check and validate the further info received for Conditions 15 and 22. That seems to be all that is outstanding on Group 8 conditions.

Please can you also validate condition 4 (rec'd 10/7/20) and conditions 18 and 23 (rec'd 17/7/20)

Let me know what consultations need to be done

I think that is all for Lancaster Way at the moment!

Regards

[REDACTED]
[REDACTED] | Planning Registration Officer
0300 330 7000 Option 6

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

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If the hyperlink above does not work then please copy and paste this address into your internet browser:
<https://www.surveymonkey.com/r/RepSatisfaction>

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

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

Sent: 24 July 2020 16:17
To: Planning Registration <registration@northampton.gov.uk>
Subject: lancaster way

Hi [REDACTED]

Attached is the amended refuse store plan for 2012/0909 conditions.
Were we waiting on anything else?

Kind Regards,

[REDACTED] Principal Planning Officer
0160483 [REDACTED]

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

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

From: Barry Howard <barry.howard@barryhowardhomes.com>
Sent: 24 July 2020 15:22
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: 352A08_REFUSE STORE-P2C.pdf

Dear [REDACTED]

Is this what your looking for please. If so can you accept this for the discharge of the pre occ conditions on the 2012 permission so we can get these poor people in!

We know this won't be built but if it's not suitable please could you help me with a steer.

Sincerely

Barry Howard

From: Francis Fernandes
To: Peter Baguley; H[REDACTED] Weston
Subject: RE: Lancaster Way
Date: 30 July 2020 15:46:48

Legal Professional privilege

[REDACTED]

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

From: Peter Baguley <PBaguley@northampton.gov.uk>
Sent: 30 July 2020 15:17
To: [REDACTED] <HWeston@northampton.gov.uk>
Cc: Francis Fernandes <ffernandes@northampton.gov.uk>
Subject: RE: Lancaster Way

'One of the tenants has contacted the Chron'... really?

I need to send that e-mail asap Francis.

Peter

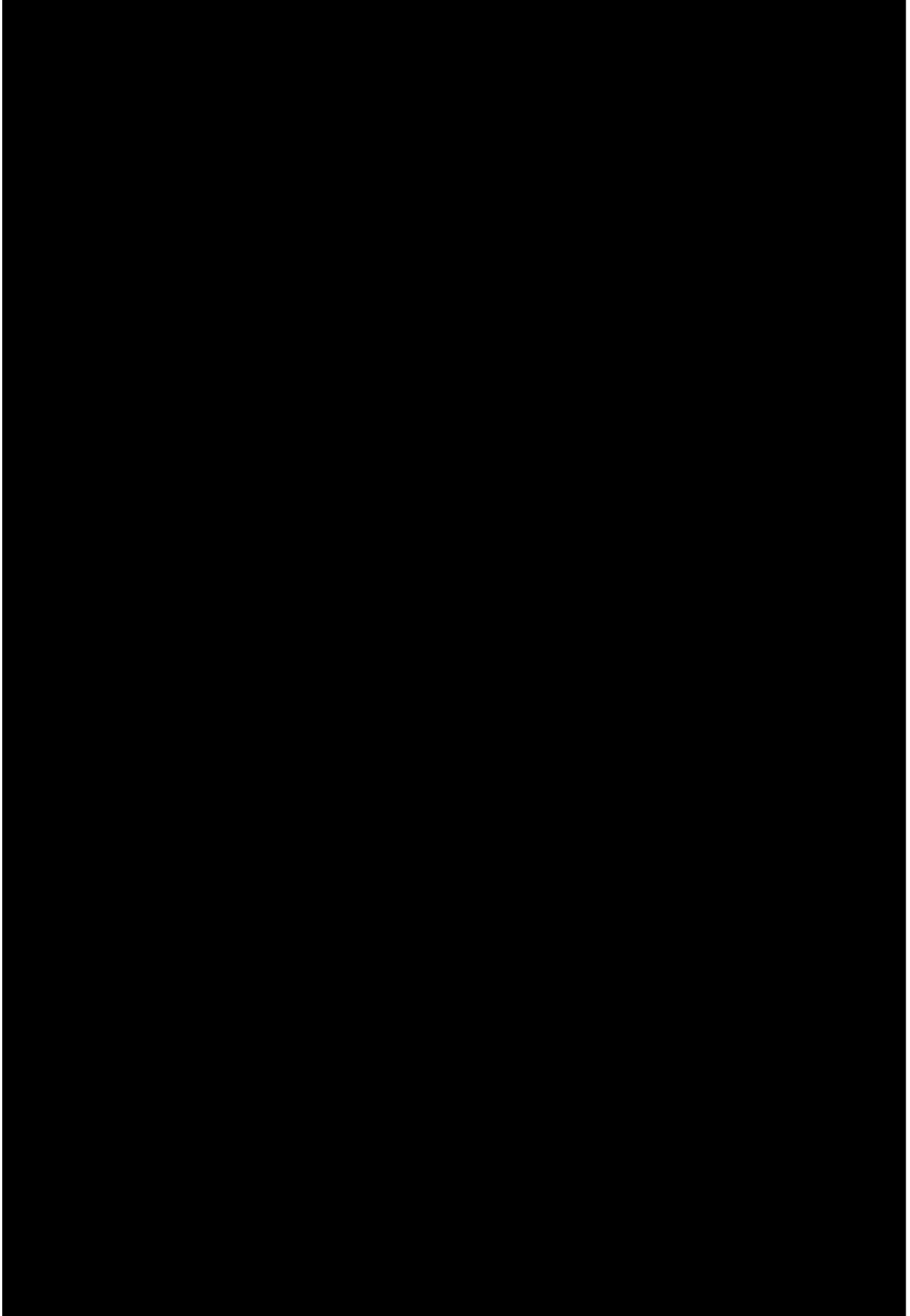
Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability
01604 83[REDACTED]

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

Information duplicated

[REDACTED]

Information duplicated



From: [Peter Baguley](#)
To: [Francis Fernandes](#)
Subject: RE: Lancaster Way
Date: 30 July 2020 12:03:33

Francis
Feedback 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: Peter Baguley
Sent: 30 July 2020 07:32
To: [REDACTED] <HWeston@northampton.gov.uk>; Francis Fernandes <ffernandes@northampton.gov.uk>
Subject: RE: Lancaster Way

Thanks [REDACTED].
Francis, see [REDACTED] note below - is this is a clarification of our position or are we now changing our position; the discharge of conditions is now irrelevant as with the approval in principle of 19/1277 it is accepted that the 12/0909 permission has not been implemented? If you agree this, I would amend as follows.
I need to issue this responses asap this morning if possible please.
Thanks
Peter

Dear Barry,

Thank you for your email dated 29/7/20 regarding occupancy.

For the avoidance of any doubt, please let me clarify the current position.

With regards to application N/2012/0909 the development has not complied with conditions or requirements within the S106. Therefore, as you have been advised previously, any occupation is unlawful.

Paying monies due under a contractual arrangement (section 106) are not the same as complying with pre-occupation conditions, so it is erroneous to suggest that the former implied that lettings that could be entered into to. You, your agent and your legal representatives were advised of this. Therefore any lettings or sales of plots on the site were undertaken at your own risk.

The final details required to discharge the pre-occupations under N/2012/0909 were only received on Friday 24/7/20, after several months of requests and reminders. These will now take several weeks to determine. On that basis, the Council is not responsible for your company advertising the development for occupancy, and advising people they can occupy, when it is your company that has undertaken this in breach of planning conditions and S106 obligations.

I note your commitment to honour the undertaking that Barry Howard Homes as the owner of the site will not allow any further occupations until permission is granted or the N/2012/0909 conditions are signed off. However, the discharge of conditions is now irrelevant as with the approval in principle of 19/1277 it is accepted that that permission has not been implemented. Therefore no occupation can take place until the permission for N/2019/1277 has been issued.

Finally, in relation to application 2019/1277, I'd like to clarify this has not yet been approved - Committee have approved in principle subject to a revised S106 being completed. It is only once this has occurred that permission can be formally granted. Also that decision was not unanimous.

I once again advise, if any properties other than Plot 1 are occupied prior to the legal agreement being completed on N/2019/1277 and the decision being issued, the Council will have to consider formal action.

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: 29 July 2020 15:42

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

Subject: RE: Lancaster Way

Hi Peter,

My only comment would be if the two bits highlighted yellow below tally. Do we need to add that as the development has not been built in accordance with 2012/0909, the discharge of the conditions on this application would still not permit occupation as they haven't built this and they need to get the legal agreement for 2019/1277 sorted asap, or do we add to the last line 'or when all pre-occupation conditions have been discharged on 2012/0909'?

Kind Regards,

[REDACTED] | **Principal Planning Officer**

0160483[REDACTED]

Planning Services | Northampton Borough Council | 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 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.

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

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

Sent: 29 July 2020 15:28

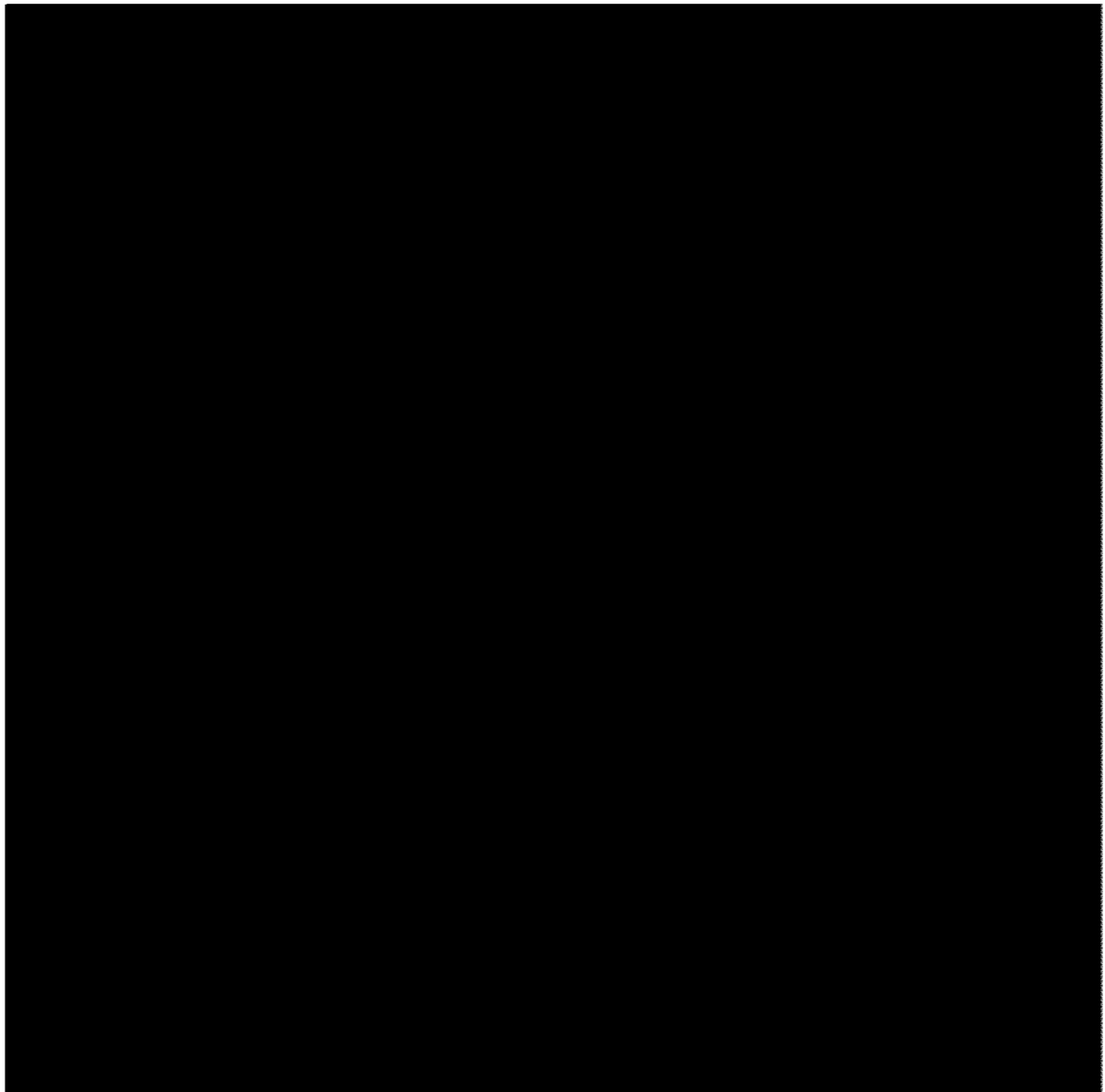
To: Francis Fernandes <ffernandes@northampton.gov.uk>; [REDACTED]
<HWeston@northampton.gov.uk>

Subject: RE: Lancaster Way

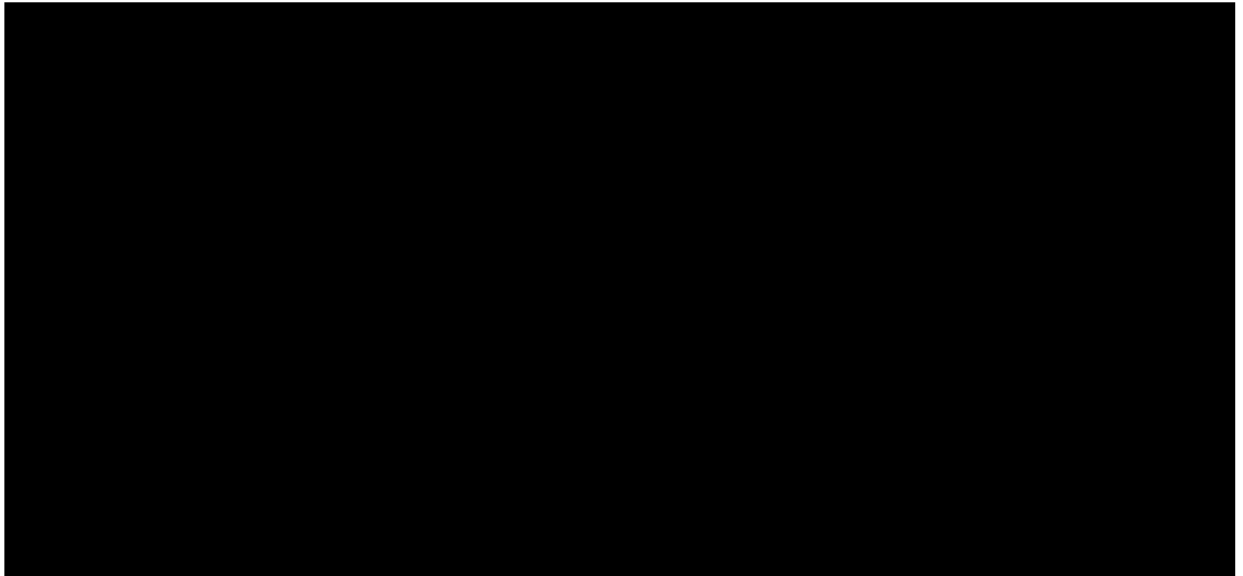
Colleagues

Draft for comment please;

Information duplicated



Information duplicated



From: [REDACTED]
To: H [REDACTED] Weston
Subject: RE: Lancaster way site
Date: 30 July 2020 14:26:09

Okay, thanks

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 30 July 2020 14:21
To: [REDACTED]@hotmail.com>
Subject: RE: Lancaster way site

Hi [REDACTED]

There is not a pedestrian gate.

As it is a private right of way, it is not something we can look at in detail in the planning application.

Kind Regards,

[REDACTED] | **Principal Planning Officer**
0160483 [REDACTED]

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

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From: [REDACTED]@hotmail.com>
Sent: 30 July 2020 14:18
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: FW: Lancaster way site

Hi [REDACTED]

I watched the Planning Committee meeting of 28.07.20.

Is there going to be a pedestrian gate adjacent to each vehicle gate?

If not, people will just climb over the vehicle gate if they want to exit the estate and access Towcester Road / Rothersthorpe Lane and I am surprised that this has not been considered, given that over time this will damage the gate and the gate furniture, for example the hinges.

Thanks

[REDACTED]
From: [REDACTED]@hotmail.com>
Sent: 27 July 2020 14:09
To: [REDACTED] <HWeston@northampton.gov.uk>

Subject: Re: Lancaster way site

Okay, thanks

Sent by [REDACTED]

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

Sent: Monday, July 27, 2020 11:58:51 AM

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

Subject: RE: Lancaster way site

Hello [REDACTED]

I'm afraid it is hard to say at this stage as it would depend on a lot of factors.
If the Council did not own the land then they would not have the authority to do this.

Kind Regards,

[REDACTED] | **Principal Planning Officer**

0160483 [REDACTED]

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

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

Sent: 23 July 2020 19:58

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

Subject: Re: Lancaster way site

Noted, however, if the developer ceases to exist as a legal entity, who would ownership pass to?

What if there is no owner?

Would the Council take ownership?

Sent by [REDACTED]

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

Sent: Thursday, July 23, 2020 6:47:34 PM

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

Subject: RE: Lancaster way site

Hello [REDACTED]

It would be whoever takes ownership who should maintain their fences.

Kind Regards,

[REDACTED] | Principal Planning Officer
0160483 [REDACTED]

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

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From: [REDACTED]@hotmail.com>
Sent: 22 July 2020 10:08
To: [REDACTED]@northampton.gov.uk>
Subject: Re: Lancaster way site

Thanks

1 last question - as Barry Howard has a history of winding up his companies after completing developments, if he does the same after completing Lancaster Way, who will be responsible for maintaining the gate and fencing?

Will it fall to the Council to maintain these or will they be left unmaintained?

Thanks

Sent by [REDACTED]

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: Wednesday, July 22, 2020 9:35:16 AM
To: [REDACTED]@hotmail.com>
Subject: RE: Lancaster way site

Hello [REDACTED]

It would be the developer organising this and so you could ask him.

It is, however, only meant to be for those who have a right of way in their deeds for this – it may be worth checking your deeds to see if the properties at Tunnel Hill Cottages also have this.

Kind Regards,

[REDACTED] | Principal Planning Officer
0160483 [REDACTED]

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

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From: [REDACTED]@hotmail.com>
Sent: 21 July 2020 18:58
To: [REDACTED]@northampton.gov.uk>
Subject: Re: Lancaster way site

Noted, thanks

Therefore, re. the gate to Rothersthorpe Lane, can the owners of the Tunnel Hill Cottages also have a key to the padlock?

Who will issue the keys?

The developer?

Thanks

Sent by [REDACTED]

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: Tuesday, July 21, 2020 6:01:03 PM
To: [REDACTED]@hotmail.com>
Cc: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED] <rbovey@northampton.gov.uk>; Graham Walker (Cllr) <cldr.gwalker@northampton.gov.uk>; [REDACTED] <jwilloughby@northampton.gov.uk>
Subject: RE: Lancaster way site

Hello [REDACTED]

It is a private right of way within some property deeds – you are correct it joins Towcester Road to Rothersthorpe Road.

As it is a private right of way, and not a public right of way, it is not a consideration within the planning application, however the developer outside of the planning process has to allow for this private right of way to continue across the site even if no one has used it.

Kind Regards,

[REDACTED] | Principal Planning Officer
0160483 [REDACTED]

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

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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.com>
Sent: 21 July 2020 17:27
To: [REDACTED]HWeston@northampton.gov.uk>
Cc: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED] <rbovey@northampton.gov.uk>;
Graham Walker (Cllr) <cllr.gwalker@northampton.gov.uk>; [REDACTED]
<jwilloughby@northampton.gov.uk>
Subject: Re: Lancaster way site

Thanks for your prompt reply

If they have vehicle right of way over the site between these points, why would there need to be a vehicle gate to access Rothersthorpe Lane, which is beyond the western edge of the site?

Or do they have vehicle right of way along Rothersthorpe Lane to Rothersthorpe Road?

They didn't have access by vehicle previously as far as I am aware as a vehicle could not be driven across the site from point to point to access Rothersthorpe Lane, so why do they have it now?

Where are they going to drive their vehicles to anyway? The south of the lane is blocked with bollards and the north is a bridleway that currently you cannot actually drive along because it is too narrow.

Is this right of way in their property deeds?

How many properties will have keys to the gates?

Thanks

Sent by [REDACTED]

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: Tuesday, July 21, 2020 2:19:21 PM
To: [REDACTED]@hotmail.com>
Cc: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED] <rbovey@northampton.gov.uk>;
Graham Walker (Cllr) <cllr.gwalker@northampton.gov.uk>; [REDACTED]
<jwilloughby@northampton.gov.uk>
Subject: RE: Lancaster way site

Good afternoon [REDACTED]

During the course of the application concern was raised that some neighbouring properties have a private vehicle right of way over the site between these two points.

As such the kissing gates had to be altered to a vehicle gate for the this private right of way to continue across the site.

The gate is shown to be locked and the developer has advised that the keys would only be given to those with a private right of way between these points.

The attached plans are those under consideration within this application with regards to boundary treatment and show what fencing is proposed.
At this point the developer would be responsible for the upkeep.

Kind Regards,

[REDACTED] | Principal Planning Officer
0160483 [REDACTED]

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

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From: [REDACTED]@hotmail.com>
Sent: 21 July 2020 13:19
To: [REDACTED] <HWeston@northampton.gov.uk>
Cc: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED] <rbovey@northampton.gov.uk>; Graham Walker (Cllr) <cllr.gwalker@northampton.gov.uk>; [REDACTED] <jwilloughby@northampton.gov.uk>
Subject: RE: Lancaster way site
Importance: High

Hi [REDACTED]

I see that on the latest plans the pedestrian kissing gates to the east and west of the estate have been replaced with 'Vehicular Access Gates'.

What does this mean, please?

Does this mean the gates can be used by vehicles as a matter of course, as you stated in your email below that 'kissing gates are proposed at either side of the site to ensure that vehicles cannot use the new development site as a cut through.'

If so, then people from the estate and people who want to cut through the estate will definitely use Rothersthorpe Lane as a cut through to Rothersthorpe Road, and this would cause huge damage to the lane and put the pedestrian and cyclist users of the lane at risk as there is only 1 passing place.

What is the rationale behind replacing the pedestrian kissing gate with a vehicular access gate?

I understood that the police were opposed to any type of vehicle access being provided and that NBC was in agreement.

In this document the gates are described as 'kissing gates' and 'wheelchair accessible':

<http://planning.northamptonboroughcouncil.com/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=8585182>

However, in these documents the gates are described as 'Vehicular Access Gates':

<http://planning.northamptonboroughcouncil.com/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=8585121>

<http://planning.northamptonboroughcouncil.com/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=8585127>

Which one is correct?

I see in the following 'Boundary Fence Details' document that a 'Vehicular Access Gate' has been specified:

<http://planning.northamptonboroughcouncil.com/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=8585126>

The specification states that the gate will be secured by a chain and padlock - who will be responsible for this chain and padlock, who will be the key holder for it and who will maintain it, as over the years it will fall into disrepair and fail?

What is the specification of the chain and padlock?

What will happen if the chain and padlock fails or if someone vandalises it or removes it by cutting it? Will it be replaced and by whom and within what timescale?

What type of fencing has been specified for either side of this gate?

Also, who will maintain the gate itself and the fencing, as again over the years they will fall into disrepair?

Thanks

Regards

[REDACTED]

From: [REDACTED]@hotmail.com>

Sent: 17 April 2020 13:12

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

Cc: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED] <rbovey@northampton.gov.uk>;

Graham Walker (Cllr) <cllr.gwalker@northampton.gov.uk>

Subject: Re: Lancaster way site

All noted, thanks

Yes, your emails this week did answer the queries that I have at this time

Best wishes

Sent by [REDACTED]

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

Sent: Friday, April 17, 2020 12:29:56 PM

To: [REDACTED] <tristanhemsley@hotmail.com>

Cc: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED] <rbovey@northampton.gov.uk>;

Graham Walker (Cllr) <cllr.gwalker@northampton.gov.uk>

Subject: RE: Lancaster way site

Dear [REDACTED]

Further to our discussions earlier this week I have been forwarded an email that you sent to Cllr Walker.

I apologise for the length in time in responding. I hope that our email discussion earlier in the week addressed your concerns but please do let me know if there was anything else you wanted to discuss.

In summary, the piece of land immediately behind Tunnel Hill Cottages is not part of the application site for the estate at Lancaster Way, and as such is not currently under assessment. If any planning application is submitted for this site, the Council would assess the impact upon neighbouring properties, the use of Rothersthorpe Lane, and the impact upon Badgers, amongst other elements. We cannot, however, assess this until we know what, if anything, is applied for on this site.

The current application N/2019/1277 does not offer any link through to this site.

With regards to the current private right of way across the site between Towcester Road and Rothersthorpe Lane, kissing gates are proposed at either side of the site to ensure that vehicles cannot use the new development site as a cut through.

Kind Regards,

[REDACTED] | Principal Planning Officer
01604831 [REDACTED]

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

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

From: [REDACTED]<[REDACTED]@hotmail.com>
Sent: 14 Apr 2020 6:23 p.m.
To: "Graham Walker (Cllr)" <cldr.gwalker@northampton.gov.uk>
Subject: FW: Lancaster way site

Hi Graham

I hope you are well.

I do not believe I ever had contact from Peter or his team in relation to your email below.

Please could you kindly prompt him?

Many thanks

Regards

[REDACTED]

From: [REDACTED]
Sent: 07 February 2020 11:48
To: Graham [REDACTED]<[\[REDACTED\]@yahoo.co.uk](mailto:[REDACTED]@yahoo.co.uk)>
Subject: RE: Lancaster way site

Hi Graham

Thanks for visiting me and for sending this email.

Regards

[REDACTED]

From: Graham [REDACTED]@yahoo.co.uk>

Sent: 06 February 2020 14:02

To: pbaguley@northampton.gov.uk

Cc: [REDACTED]

Subject: Lancaster way site

Hello Peter, I've met with a gentleman this morning,

He lives at [REDACTED],

Could we give him some answers to his questions

If possible,

First you see the pic I've sent this runs alongside his cottage,

He has concerns that this will not become a rat run from the new development,

And as Barry Howard has purchased one of the cottages near by,

Can we look at this as he could demolish this cottage

That could also become a rat run,

And lastly the public footpath that will Run from Towcester road thru to Rothersthorpe Lane will have

Bollards that will stop motor bikes being able to use it,

Kind regards

Graham Walker Cllr

From: G [REDACTED] Smith
To: [REDACTED]
Cc: Emma Roberts (Cllr)
Subject: RE: Lancaster Way, Northampton
Date: 30 July 2020 11:43:31

Hi [REDACTED],

Please accept this e-mail as acknowledgement of your complaint. I am sorry it has taken me a few days to response. We are busy at the moment that's all I can say.

I will log this and get log sheets sent out tomorrow. I am not aware of the developer putting in a written submission for an extension of hours. I will need to check with the Development Control Manager (R [REDACTED] Bovey).

I have asked the developers planning consultant for a copy of the letter that forms part of the CPW requirements to be sent to your address.

Kind regards

G [REDACTED]

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

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

From: [REDACTED]@hotmail.co.uk>
Sent: 29 July 2020 12:12
To: [REDACTED] <GSmith@northampton.gov.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Ruth Austen <rausten@northampton.gov.uk>
Subject: Re: Lancaster Way, Northampton

Hi G [REDACTED]

I wish to raise a new noise complaint please. Workers were on site yet again this morning pile driving out of hours (at 7.10am) so please can you send me a log to record future incidents.

Please can you also confirm what the agreed hours of work are now for this site as I believe they may have changed and the finish time may have been extended?

Kind regards

[REDACTED]

Sent from my iPhone

> On 22 Jul 2020, at 10:10, [REDACTED] <GSmith@northampton.gov.uk> wrote:

>

> Hi [REDACTED]

>

> Can you advise if you wish to lodge just a new noise complaint or a formal complaint regarding planning's decision not to investigate further or my response?

>

> If you wish to make a new noise complaint please can you send this to ehealth@northampton.gov.uk

>
> If its a new noise complaint you wish to make I will deal with it on my return from leave.
>
> Kind regards
>
> [REDACTED]
>
>
>
> [REDACTED] I Senior Environmental Health Officer
> 01604 831 [REDACTED]
>
> Environmental Protection I Northampton Borough Council I The Guidhall, St Giles Square, Northampton,
NN1 1DE I 0300 330 7000
>
> From Tuesday 24th March 2020, the Environmental Protection Team will be based from home, wherever
possible, please use the epadmin@northampton.gov.uk email address – this will allow us to respond to you if
any of us are on leave or unable to work during this time.
>
>
>
>
>
>
>
> -----Original Message-----
> From: [REDACTED]@hotmail.co.uk>
> Sent: 22 July 2020 10:04
> To: [REDACTED] <GSmith@northampton.gov.uk>
> Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Ruth Austen
<rausten@northampton.gov.uk>
> Subject: Re: Lancaster Way, Northampton
>
> Hi [REDACTED]
>
> I would like to log the OOH work on site And unnecessary noise as a result.
>
> I thought noise Complaints was covered by environmental health?
>
> Kind regards
> [REDACTED]
>
> Sent from my iPhone
>
>> On 22 Jul 2020, at 09:56, Gavin Smith <GSmith@northampton.gov.uk> wrote:
>>
>> Hi [REDACTED]
>>
>> If you wish to lodge a formal complaint you can do this online via the following link.
>>
>> <https://www.northampton.gov.uk/info/200119/customer-services/467/customer-feedback/4>
>>
>> I have cced my line manager into the e-mail for their information.
>>
>> Kind regards
>>
>>
>> [REDACTED] I Senior Environmental Health Officer
>> 01604 831 [REDACTED]
>>
>> Environmental Protection I Northampton Borough Council I The Guidhall, St Giles Square, Northampton,
NN1 1DE I 0300 330 7000
>>
>> From Tuesday 24th March 2020, the Environmental Protection Team will be based from home, wherever

possible, please use the epadmin@northampton.gov.uk email address – this will allow us to respond to you if any of us are on leave or unable to work during this time.

>>
>>
>>
>>
>>

>> -----Original Message-----

>> From: [REDACTED]@hotmail.co.uk<
>> Sent: 22 July 2020 09:23
>> To: [REDACTED] <GSmith@northampton.gov.uk>
>> Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
>> Subject: Re: Lancaster Way, Northampton

>>

>> Hi [REDACTED]

>>

>> I wish to make a formal complaint about the noise OOH on site?

>>

>> Please can you email me the log I need to complete?

>>

>> I trust I can backdate it (contrary to what the form says) as I have raised this issue of OOH work with the council before on numerous occasions.

>>

>> Kind regards

>> [REDACTED]

>>

>> Sent from my iPhone

>>

>>> On 22 Jul 2020, at 06:03, [REDACTED] <GSmith@northampton.gov.uk> wrote:

>>>

>>> Hi [REDACTED]

>>>

>>> Thank you for your e-mail.

>>>

>>> You will need to discuss the issue of working inside homes with J [REDACTED] in Planning Enforcement.

>>>

>>> Whilst Environmental Health have recommended timeframes for working onsite this covers noisy works.

>>>

>>> For stages such as 2nd fix activities (e.g. plumbing etc) as long as there is no disturbance then we could not use traditional statutory nuisance legislation.

>>>

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

>>>

>>>

>>>

>>>

>>>

>>>

>>>

>>> -----Original Message-----

>>> From: [REDACTED]@hotmail.co.uk>

>>> Sent: 21 July 2020 21:17

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

>>> Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>

>>> Subject: Re: Lancaster Way, Northampton

>>>

>>> Hi [REDACTED]

>>>

>>> I am keeping well thanks despite the breaches Barry Howard is getting away with.

>>>

>>> I regret to inform you that the workers were on site on Friday just gone at 5.15pm still working. Given they're supposed to finish work at 4.30pm in the week and an email Received from J [REDACTED] in planning Just an hour before the incident stating no further breaches would be tolerated, I am dismayed to say the least that I am having to write yet another email.

>>>

>>> I sincerely do appreciate your quick responses (even when you're supposed to be on holiday!) and your support on the dust and soil contamination issues but feel that it's equally important that the council penalise the developer with the constant breaches and in this case the persistent out of hours work. The breaches are persistent not one-offs.

>>>

>>> One of the neighbours also saw workers on site doing work in the houses On Saturday and Sunday just gone. We have video evidence of the OOH work should you need it.

>>>

>>> I really am sorry to report this and believe me, I have much better things to do with my time than keep videoing his breaches and keep emailing you and planning in the hope that are lives are not so adversely affected by this.

>>>

>>> If he's breaking conditions which he clearly is, he needs to be called to account.

>>>

>>> Thank you once again and I trust you can help us with this matter.

>>>

>>> Kindest regards,

>>> [REDACTED]

>>>

>>>

>>> Sent from my iPhone

>>>

>>>> On 21 Jul 2020, at 20:51, [REDACTED] <GSmith@northampton.gov.uk> wrote:

>>>>

>>>> Good evening [REDACTED]

>>>>

>>>> Thank you for your e-mail and I hope you are keeping well!

>>>>

>>>> I am currently on leave but anticipating a large backlog of work I am trying to navigate some of it before I get back to work next Monday.

>>>>

>>>> Whilst I fully understand and sympathise with your frustrations with the continued disturbance from the BBH development site as the out of hours works is not persisting and continuing I will not be able to progress this issue.

>>>>

>>>> In respect to the dust management plan the document was sent back to the developer for further work. I am awaiting an update.

>>>>

>>>> With respect to the contaminated land BHH have now undertaken further risk assessment and put forward a remediation/ validation strategy that Environmental Health have accepted.

>>>>

>>>> I have attached my comments and the documents. They are in the public domain and should be registered under Planning App N/2019/1277 -

>>>>

>>>> Kind regards

>>>>

>>>>

>>>>

>>>>

>>>> I Senior Environmental Health Officer

>>>> 01604 83

>>>>

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

>>>>

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

>>>>

>>>> [cid:image001.png@01D65FA0.383DAB20]

>>>>

>>>>

>>>>

>>>>

>>>>

>>>> From: <[REDACTED]@hotmail.co.uk>

>>>> Sent: 18 July 2020 15:34

>>>> To: <GSmith@northampton.gov.uk>

>>>> Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>

>>>> Subject: Fw: Lancaster Way, Northampton

>>>>

>>>> Hi

>>>>

>>>> Hope you are well.

>>>>

>>>> As you can see below, Planning Enforcement are not prepared to take action on the Out of Hours work which took place on site over the whole of a weekend in June. The explanation given below, in my opinion, is quite frankly poor and inadequate to say the least.

>>>>

>>>> I have raised the issue of out of hours work with environmental health before on several occasions and wish to do so again as you seem to be the only department that actually takes note of the local residents and their justified concerns. I would therefore like to submit a log of the out of hours work carried out on site along with video evidence as a follow up to the dust CPW notice already issued to the developer.

>>>>

>>>> Do I use the same reference you provided me with before or will it be logged under a new reference?

>>>>

>>>> Many thanks in advance.

>>>>

>>>> Kind regards

>>>>

>>>>

>>>>

>>>>

>>>>

>>>> From: <[REDACTED]>

>>>> <jwilloughby@northampton.gov.uk> <<mailto:jwilloughby@northampton.gov.uk>>

>>>> Sent: 17 July 2020 16:03

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

>>>> Cc: <[REDACTED]> <ctuckley@northampton.gov.uk> <<mailto:ctuckley@northampton.gov.uk>>; <[REDACTED]>

>>>> Roberts <troberts@northampton.gov.uk> <<mailto:troberts@northampton.gov.uk>>

>>>> Subject: Lancaster Way, Northampton

>>>>

>>>>

>>>> Dear

>>>>

>>>>

>>>>

>>>> I hope you are well.

>>>>

>>>>

>>>>

>>>> For your information, yesterday we sent a letter to Barry Howard Homes regarding the breach of condition which took place in mid-June, when works were undertaken on site at the weekend outside of the approved hours. Whilst there was a clear breach of planning control, the Council has decided it would not be in the public interest in this instance to take any action as the impact on surrounding properties was limited, the breach has not been repeated and the alternatives would have been much more intrusive. However, the Council has warned the developer that no further breaches of control will be tolerated, and recommended that they write to affected residents to apologise for the inconvenience caused.

>>>>

>>>>

>>>>

>>>> Kind Regards

>>>>

>>>>

>>>>

>>>>

>>>>

>>>>

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>>>>

>>>>

>>>> From:

>>>> [REDACTED]@hotmail.co.uk<[REDACTED]@hotmail.co.uk>>

>>>> Sent: 16 July 2020 08:49

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

>>>> Cc: Peter Baguley <PBaguley@northampton.gov.uk<mailto:PBaguley@northampton.gov.uk>>; [REDACTED] Weston <HWeston@northampton.gov.uk<mailto:HWeston@northampton.gov.uk>>; Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk<mailto:Cllr.ERoberts@northampton.gov.uk>>; [REDACTED] <rbovey@northampton.gov.uk<mailto:rbovey@northampton.gov.uk>>

>>>> Subject: Re: Lancaster Way operating OOH

>>>>

>>>>

>>>>

>>>> Good morning

>>>>

>>>>

>>>>

>>>> Hope you're all well.

>>>>

>>>>

>>>>

>>>> Has any progress been made with this? It would be nice For residents to know that all developers are being sanctioned when they should be.

>>>>

>>>>

>>>>

>>>> Sadly the length of time this is all taking just makes it appear That it is one rule for one developer and another rule for Mr. Barry Howard.

>>>>

>>>>

>>>>

>>>> We're now nearing the end of yet another week with no update.

>>>>

>>>>

>>>>

>>>> What's happening with this? Or is nothing ever going to happen as per usual?

>>>>

>>>>

>>>>

>>>> Kind regards

>>>>

>>>> [REDACTED]

>>>>

>>>>

>>>>

>>>> Sent from my iPhone

>>>>

>>>>

>>>>

>>>>> On 9 Jul 2020, at 15:29, [REDACTED]
<jwilloughby@northampton.gov.uk<<mailto:jwilloughby@northampton.gov.uk>>> wrote:

>>>>

>>>>

>>>>

>>>> Good afternoon [REDACTED]

>>>>

>>>>

>>>>

>>>> Thank you for your email below and please accept my apologies for the delay in responding to you.

>>>>

>>>>

>>>>

>>>> This has been a complex matter and has involved numerous officers from different Council departments hence the length of time this matter has been ongoing. However, I hope to have a full response with you regarding the hours of operation at Lancaster Way early next week.

>>>>

>>>>

>>>>

>>>> Kind regards

>>>>

>>>>

>>>>

>>>> [REDACTED]

>>>>

>>>>

>>>>

>>>>

>>>>

>>>> From: [REDACTED]
[REDACTED]@hotmail.co.uk<[REDACTED]@hotmail.co.uk>>

>>>> Sent: 09 July 2020 13:49

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

>>>> Cc: Emma Roberts (Cllr)

<Cllr.ERoberts@northampton.gov.uk<<mailto:Cllr.ERoberts@northampton.gov.uk>>>

>>>> Subject: Re: Lancaster Way operating OOH

>>>>

>>>>

>>>>

>>>> Hi [REDACTED]

>>>>

>>>>

>>>>

>>>> Have you concluded your investigations yet? I haven't heard back from you. It seems to be taking an awfully long time?

>>>>

>>>>

>>>>

>>>> I'd be grateful if you could advise me of the latest with timescales please? (I don't see how planning enforcement can't give timescales either so please don't try to fob me off again).

>>>>

>>>>

>>>>

>>>> Many thanks in advance

>>>>

>>>> [REDACTED]

>>>>

>>>> Sent from my iPhone

>>>>

>>>>

>>>>

>>>> On 22 Jun 2020, at 10:41, [REDACTED]
<jwilloughby@northampton.gov.uk<<mailto:jwilloughby@northampton.gov.uk>>> wrote:

>>>>

>>>>

>>>>

>>>> Morning [REDACTED]

>>>>

>>>>

>>>>

>>>> I am sorry I cannot give you a timescale as I am awaiting further information from several departments on this matter.

>>>>

>>>>

>>>>

>>>> I will update you as soon as I am able.

>>>>

>>>>

>>>>

>>>> Kind regards

>>>>

>>>>

>>>>

>>>> [REDACTED]

>>>>

>>>>

>>>>

>>>> From: [REDACTED]@hotmail.co.uk]

>>>> Sent: 19 June 2020 13:09

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

>>>> Cc: [REDACTED] <HWeston@northampton.gov.uk<<mailto:HWeston@northampton.gov.uk>>>; [REDACTED]

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

Smith <GSmith@northampton.gov.uk<<mailto:GSmith@northampton.gov.uk>>>

>>>> Subject: Re: Lancaster Way operating OOH

>>>>

>>>>

>>>>

>>>> Hi [REDACTED]

>>>>

>>>>

>>>>

>>>> Thanks for your email. What's your timescale for the review? When should I expect an answer by?

>>>>

>>>>

>>>>

>>>> Kind regards

>>>>

>>>> [REDACTED]

>>>>

>>>> Sent from my iPhone

>>>>

>>>>

>>>>

>>>>

>>>> On 19 Jun 2020, at 13:06, [REDACTED]

<jwilloughby@northampton.gov.uk<<mailto:jwilloughby@northampton.gov.uk>>> wrote:

>>>>

>>>>

>>>>

>>>> Good afternoon [REDACTED]

>>>>

>>>>

>>>>

>>>> Thank you for the follow up email on the issue regarding the hours worked over the weekend of 13/14 June.

>>>>

>>>>

>>>>

>>>> My colleagues and I are currently reviewing this matter and I will of course be in touch as soon as practicable.

>>>>

>>>>

>>>>

>>>> Please do not hesitate to contact me or [REDACTED] if you would like to discuss any aspect of this matter.

>>>>

>>>>

>>>>

>>>> Kind Regards

>>>>

>>>>

>>>>

>>>> [REDACTED]

>>>>

>>>>

>>>>

>>>>

>>>>

>>>>

>>>>

>>>> From: [REDACTED]@hotmail.co.uk]

>>>> Sent: 19 June 2020 09:12

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

>>>> Cc: [REDACTED] <HWeston@northampton.gov.uk<<mailto:HWeston@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: Lancaster Way operating OOH

>>>>

>>>>

>>>>

>>>> Hi [REDACTED]

>>>>

>>>>

>>>>

>>>> Hope you're well.

>>>>

>>>>

>>>>

>>>> Please can you advise of an update on your investigations to the Out of hours work carried out last weekend?

>>>>

>>>>

>>>>

>>>> Regards

>>>>

>>>> [REDACTED]

>>>>

>>>>

>>>>

>>>> Sent from my iPhone

>>>>

>>>>

>>>>

>>>>

>>>>

>>>> From: [REDACTED]

<jwilloughby@northampton.gov.uk<<mailto:jwilloughby@northampton.gov.uk>>>

>>>> Date: 16 June 2020 at 10:10:44 BST

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

>>>> Cc: [REDACTED]<HWeston@northampton.gov.uk<<mailto:HWeston@northampton.gov.uk>>>, [REDACTED]

Tuckley <ctuckley@northampton.gov.uk<<mailto:ctuckley@northampton.gov.uk>>>, [REDACTED]

<GSmith@northampton.gov.uk<<mailto:GSmith@northampton.gov.uk>>>, Peter Baguley

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

<tboyd@northampton.gov.uk<<mailto:tboyd@northampton.gov.uk>>>

>>>> Subject: RE: Lancaster Way operating OOH

>>>>

>>>> Good Morning [REDACTED]

>>>>

>>>> I hope you are well.

>>>>

>>>> Thank you for your email and I note the comments therein.

>>>>

>>>> The Council has received a large volume of information from both residents and the developer regarding the highway works and activities taking place on the site over the weekend which I am currently working my way through with colleagues in both the planning and legal departments. Once we have reviewed all the information available I will be in a position to send through to Peter Baguley my case assessment for his attention.

>>>>

>>>> In respect of the enforcement process/procedure I would direct you to the Borough Council's website, click through to planning and then on to the planning enforcement policy document which provides a detailed explanation on how Northampton Borough Council manages enforcement complaints and investigations.

>>>>

>>>> I hope to have a Council response to you as soon as practicable on these matters.

>>>>

>>>> Kind regards

>>>>

>>>> [REDACTED]

>>>>

>>>> -----Original Message-----

>>>> From: [REDACTED]@hotmail.co.uk]

>>>> Sent: 16 June 2020 09:38

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

>>>> Cc: [REDACTED] <HWeston@northampton.gov.uk<<mailto:HWeston@northampton.gov.uk>>>; [REDACTED]

Smith <GSmith@northampton.gov.uk<<mailto:GSmith@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: Lancaster Way operating OOH

>>>>

>>>> Hi [REDACTED]

>>>>

>>>> Please can you advise of an update on your investigations to the out of hours work on site that occurred

over the entirety of the weekend?

>>>>

>>>> Lots of residents have footage of work being carried out on site so what exactly have you got to investigate?

>>>>

>>>> Coincidentally, I never did hear back from you regarding the OOH machinery operating on site a few weeks back. Whatever happened about that incident?

>>>>

>>>> Please send me a copy of the process/procedure that planning enforcement follows when there's a breach of working hours. Via email is preferable.

>>>>

>>>> Kind regards

>>>>

>>>>

>>>>

>>>> Sent from my iPhone

>>>>

>>>> 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.

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>>>>

>>>> +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: [Peter Baguley](#)
To: [Francis Fernandes](#); [H \[REDACTED\] Weston](#)
Subject: RE: Lancaster Way
Date: 30 July 2020 16:00:27

Agree. Are you happy with the re-drafted e-mail, esp now saying that 12/0909 isn't being implemented so the conditions can't be discharged?

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

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

From: Francis Fernandes <ffernandes@northampton.gov.uk>

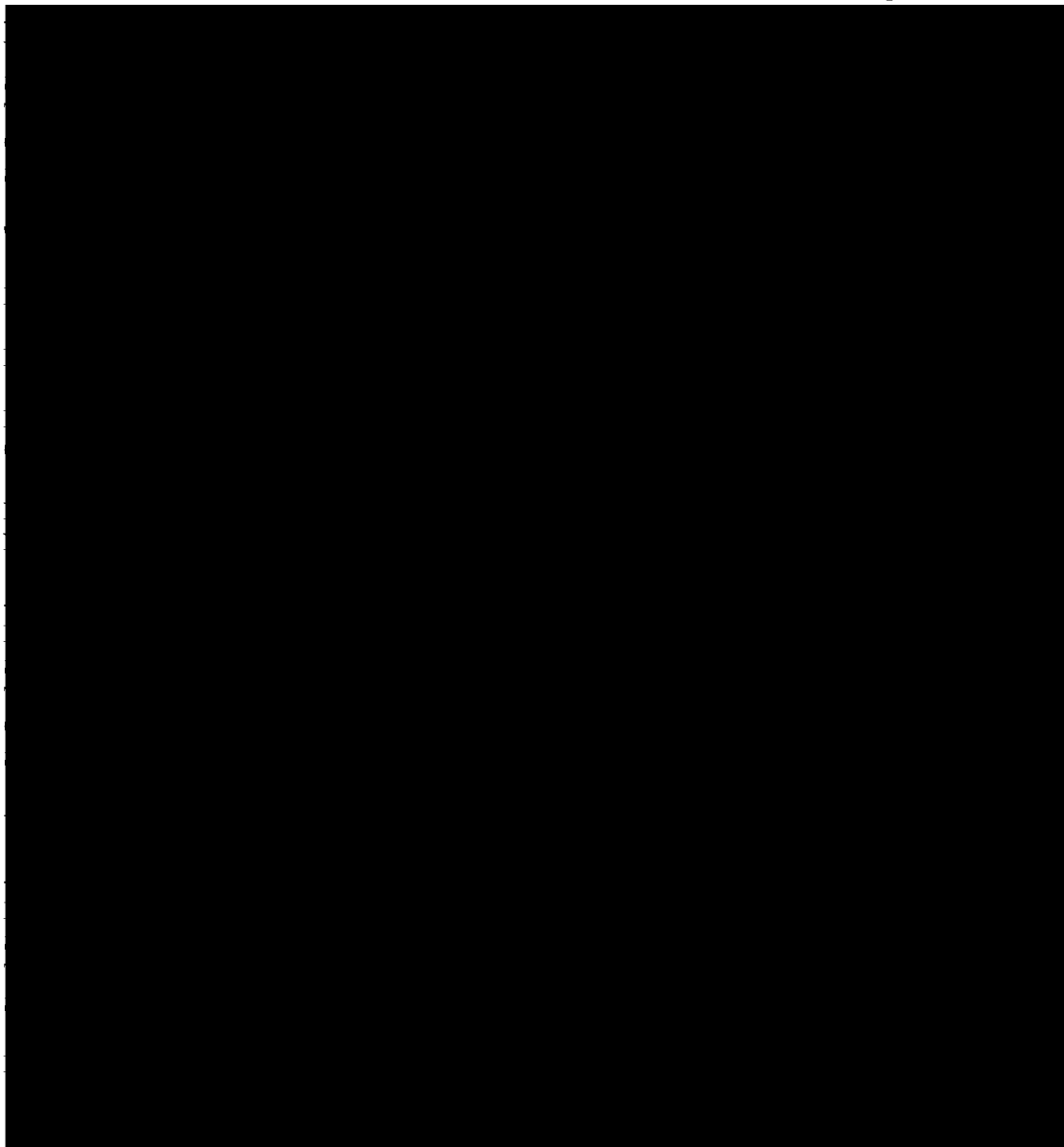
Sent: 30 July 2020 15:47

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

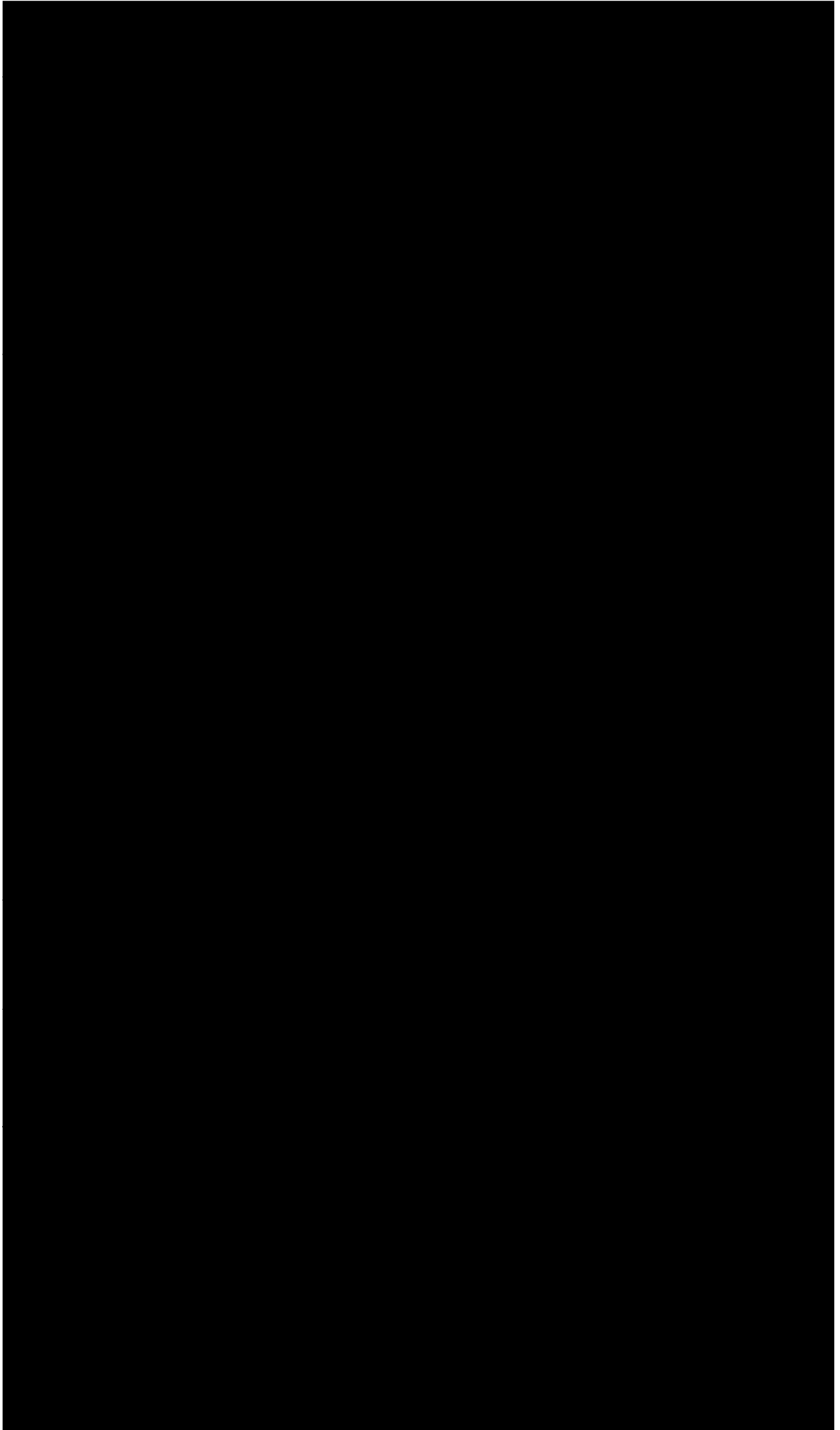
Subject: RE: Lancaster Way

I don't think the threat of press interest should impact on us undertaking our statutory functions. This is essentially a matter between the landlord and tenant.

Information duplicated



Information duplicated



From: M [REDACTED] Hunt on behalf of Planning
To: D [REDACTED] Jaskulska
Subject: FW: 31 07 N/2020/0769 Lancaster Way, Erection of an Electrical Substation
Date: 31 July 2020 11:34:42
Attachments: 352A08 SS 102---Proposed Substation Block Plan.pdf
Completed Certificate B.pdf

Hi [REDACTED]

I've saved the block plan but wasn't sure how to save the Certificate B as it looks like a section of the application form.

Thank you,

[REDACTED]

From: [REDACTED]@framptons-planning.com>
Sent: 31 July 2020 09:51
To: Planning <planning@northampton.gov.uk>
Cc: [REDACTED] <HWeston@northampton.gov.uk>
Subject: 31 07 N/2020/0769 Lancaster Way, Erection of an Electrical Substation

Dear [REDACTED]

Re: Invalid Letter N/2020/0769 Lancaster Way, Erection of an Electrical Substation

Please find attached a Block Plan and extract from the planning application that includes the Notice served to Northamptonshire County Highways.

I hope that you are now able to validate the planning application.

Many thanks.

kind regards

[REDACTED]

Senior Planner

Oriel House

42 North Bar

Banbury

Oxfordshire

OX16 0TH

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

Email: [REDACTED]@framptons-planning.com

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

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From: H [REDACTED] Weston
To: R [REDACTED] Bovey
Subject: FW: 31 07 N/2020/0769 Lancaster Way, Erection of an Electrical Substation
Date: 31 July 2020 16:46:23
Attachments: 352A08_SS_102---Proposed Substation Block Plan.pdf
Completed Certificate B.pdf

Hi [REDACTED]

Just FYI – as it's a Lancaster Way one I thought you would like to know that we have received some documents for the invalid app (it's a retrospective application – it's on site – I've added retrospective to the description)

Kind Regards,

[REDACTED] Principal Planning Officer

0160483 [REDACTED]

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

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

From: [REDACTED]@framptons-planning.com>
Sent: 31 July 2020 09:51
To: Planning <planning@northampton.gov.uk>
Cc: [REDACTED] <HWeston@northampton.gov.uk>
Subject: 31 07 N/2020/0769 Lancaster Way, Erection of an Electrical Substation

Dear [REDACTED],

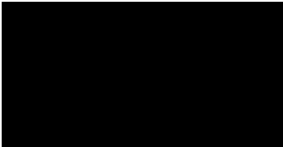
Re: Invalid Letter N/2020/0769 Lancaster Way, Erection of an Electrical Substation

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I hope that you are now able to validate the planning application.

Many thanks.

kind regards



Senior Planner


Oriel House


42 North Bar



Banbury

Oxfordshire

OX16 0TH

Tel: 01295 672310 Fax: 01295 275606 Mobile: 

Email: @framptons-planning.com

Our Office Manager  can be reached on: 

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From: H [redacted] Weston
To: Peter Baguley
Cc: N [redacted] Scaife; T [redacted] Roberts
Subject: Lancaster Way
Date: 31 July 2020 10:00:56

Hi Peter, we've now had an email from one of Barry's tenants saying its our fault they can't move in.

Kind Regards,

[redacted] | **Principal Planning Officer**
0160483 [redacted]

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

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From: [redacted] <NScaife@northampton.gov.uk>
Sent: 31 July 2020 09:42
To: [redacted] <HWeston@northampton.gov.uk>
Subject: FW: Urgent - harvester way Northampton

[redacted]
Can we have a quick chat before I go back to this customer.

Its' to do with Lancaster Way.

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 email address for non-specific queries – this will allow us to respond to you if any of us are on leave or unable to work during this time.

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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** about your experience.

Any personal information you do provide to us will be held on a computer database. Your personal information will only be used by, and on behalf of, Northampton Borough Council in improving the service we provide to our customers.

If the hyperlink above does not work then please copy and paste this address into your internet browser: <https://www.surveymonkey.com/r/RepSatisfaction>

From: [REDACTED] <MHunt@northampton.gov.uk> **On Behalf Of** Planning
Sent: 31 July 2020 09:35
To: [REDACTED] <NScaife@northampton.gov.uk>
Subject: FW: Urgent - harvester way Northampton

From: [REDACTED] <[REDACTED]@googlemail.com>
Sent: 30 July 2020 17:14
To: Planning <planning@northampton.gov.uk>
Cc: rbovry@northampton.gov.uk
Subject: Urgent - harvester way Northampton

To whom this may concern

I am deeply disappointed that I am having to email you directly, my name is [REDACTED] I have been placed into a emotional and challenging situation due to no result of my own actions , I am currently waiting for a property to become available at harvester way through Barry Howard home and have been since January 2020 to no avail

I would like to make my Intentions very clear as the last 7 months have had a grave impact on my mental and physical health and well being not to mention the ongoing torma this is having on my [REDACTED]

Over the last 7 months I appreciate there has been many obstacles not only impacting Northampton but the world, however I feel the completion of a occupational certificate to be signed off that has taken in the excess of over 4 months is completely unacceptable and incompetent

I have been told 3 separate moving date the last being tomorrow 31st July which I was informed Wednesday 29th this would not be happening again due to your office failing to complete the sign off yet again

I would like to point out at this time myself and daught have been living out of boxes since December we couldn't enjoy Christmas with family because of this only for this date to be cancelled, then again with the end of march being cancelled also due to the sub station sign off being delayed by your office this has caused me stress anxiety and put me into hospital 3 times over the last 4 weeks with intervention needed , as being a key worker and support the emergency services through the covid Panademic I have endured Many emotional situation and having a home to go to is the only sanctuary I had ,

At this point I feel the counseling i am recieving from my GP is the only thing that is keeping me going and has been put in place due to the stress of the ongoing situation.

I am not in a position to look else where for another property also like the other 90 plus families that are waiting for what seems to be a incompetent department to priorities the well being and

housing of so many families in northampton, that infect you are making homeless this could of been provent very easily.

I would also like to mention the planning myself and family have consistently reacted to with the ongoing changes has impacted them also .

It saddens me to experience a higher member of the planning department at Northampton Council has not arrange adequate cover to continue her important and necessary work within her department whilst on annual leave that has a negative impact on the community of Northampton R■■ Bovey I hope you enjoy you time off while families are suffering .

As this is a priority to so many families with myself included i would like to give you the opportunity to respond within the next 24 hour period,

Failing to give a adequate outcome and achievable time scale for myself and so many family to move into there new forever homes I feel I have no other option than to explore other alternatives on getting the answers we so desperately need this will include news papers social media face book and radio to get this message out there .

Thank you for taking the time and look forward to reading your response

Regard

From: H[REDACTED] Weston
To: N[REDACTED] Scaife
Subject: RE: Harvester Way
Date: 31 July 2020 12:25:36

Excellent!

From: [REDACTED] <NScaife@northampton.gov.uk>
Sent: 31 July 2020 12:23
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: FW: Harvester Way

Peter's going to phone her.

[REDACTED] | 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>> 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

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<https://www.surveymonkey.com/r/RepSatisfaction> <<https://www.surveymonkey.com/r/RepSatisfaction>>

From: [REDACTED]@northampton.gov.uk
Sent: 31 July 2020 12:04
To: [REDACTED] <NScaife@northampton.gov.uk>

Subject: FW: Harvester Way

Hi [REDACTED]

[REDACTED] just phoned again and said she is going to the newspaper.

She told me to let you know the Council have made her homeless.

Sorry – I hate passing on stropky calls/messages!

Thank you.

[REDACTED]

From: M [REDACTED] Hunt
Sent: 31 July 2020 09:38
To: [REDACTED] <NScaife@northampton.gov.uk>
Subject: Harvester Way

Hi [REDACTED]

[REDACTED]

Thank you very much.

Kind regards,

M [REDACTED] Hunt | Planning Support Officer

Planning Services | 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 or

From: [Barry Howard](#)
To: T[REDACTED] Roberts
Cc: Peter Baguley; R[REDACTED] Bovey; [REDACTED] J[REDACTED] Willoughby
Subject: Re: Lancaster Way
Date: 31 July 2020 10:40:28
Attachments: [image001.png](#)

[REDACTED]

Thanks. It would be good to see what digger it was yes, but more importantly who the driver was?

We have many machines and many drivers who all use any of the machines for their tasks.

It's difficult for us to identify who it may be because any driver can drive any machine.

Sorry, not making it easy!

We have had a tool box talk with all of the Machine operators to reinforce the 16:30 time limit.

It's been an isolated incident and the Security GateMan has also been spoken to regarding any late leavers.

Thanks

Barry Howard

Sent from my iPhone

On 31 Jul 2020, at 10:34, [REDACTED] <troberts@northampton.gov.uk> wrote:

Caution! This message was sent from outside your organization.

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

Dear Mr Howard

Thank you for your voicemail message regarding the digger working on the sight.

Unfortunately without the complainants permission, I am unable to provide a screen shot at this time.

However, if you advise me what information you need, I will view the video again and provide you with as much detail as possible.

Your sincerely

T[REDACTED] Roberts

**Planning Enforcement Officer
Northampton Borough Council
The Guildhall
St Giles Square
Northampton
NN1 1DE**

**Direct Dial 01604 83 [REDACTED]
Mobile [REDACTED] (9am to 4pm)**

Customer Feedback

We would like your feedback to help us maintain and continually improve the standard of services we provide. As a customer of the **Regeneration, Enterprise and Planning Directorate** it would help us if you could take a moment to complete the online [survey](#) about your experience.

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Northampton Borough Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule. All planning applications for liable developments submitted and granted permission after 1st April 2016 will have to pay the levy. The charge only applies to residential development and to retail developments of more than 100 square metres outside the town centre. You can find out more about Northampton's CIL, including full details of which developments are liable and which are exempt by clicking here: <http://www.northampton.gov.uk>

[<image001.png>](#)

From: T [REDACTED] Roberts

Sent: 28 July 2020 16:25

To: 'Barry Howard' <barry.howard@barryhowardhomes.com>

Cc: Peter Baguley <PBaguley@northampton.gov.uk>; R [REDACTED] Bovey <rbovey@northampton.gov.uk>; [REDACTED] <[REDACTED]@framptons-planning.com>

Subject: RE: Lancaster Way

Dear Mr Howard

I have spoken to the complainant and they have not given their permission for the video to be forwarded at this time.

However I have checked the meta data and can confirm that it was taken on 17 July 2020 at 5.15pm. The video showed a digger on the road moving soil on the

undeveloped open space.

I hope this is of assistance.

Yours sincerely

T [REDACTED] Roberts
Planning Enforcement Officer
Northampton Borough Council
The Guildhall
St Giles Square
Northampton
NN1 1DE

Direct Dial 01604 83 [REDACTED]
Mobile [REDACTED] (9am to 4pm)

Customer Feedback

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[<image001.png>](#)

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

Sent: 28 July 2020 14:55

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

Subject: Re: Lancaster Way

[REDACTED]

Please can you send me the pictures or video of this breach?

Thanks Barry Howard

Sent from my iPhone

On 28 Jul 2020, at 14:48, [REDACTED]
<troberts@northampton.gov.uk> wrote:

Caution! This message was sent from outside your organization.

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

Dear Mr Howard

I refer to the above site and condition 11 on planning approval N/2012/0909 which relates to the site opening times.

As you are aware the permitted opening hours for operation on your site are Monday to Friday 0730 to 1630 and Saturday 0800 to 1300.

It has been brought to the Councils attention that on Friday 17 July 2020 work was still being carried out on the site at 5.15pm. This work was taking place on the undeveloped open area opposite plot 126 and is clearly in breach of the approved hours.

I am disappointed that you have not, as promised by you, put measures in place to ensure that a breach of this nature does not take place.

In the first instance can you investigate the matter and provide full details why and how this breach occurred.

Your sincerely

T [REDACTED] Roberts
Planning Enforcement Officer
Northampton Borough Council
The Guildhall
St Giles Square
Northampton
NN1 1DE

Direct Dial 01604 83 [REDACTED]
Mobile [REDACTED] (9am to 4pm)

Customer Feedback

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<image001.png>

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Northampton, United Kingdom, NN1 1DE

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www.northampton.gov.uk

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Northampton Borough Council, The Guildhall, Northampton, United

From: [H \[REDACTED\] Weston](#)
To: [N \[REDACTED\] Scaife](#)
Subject: RE: Urgent - harvester way Northampton
Date: 31 July 2020 10:01:46

Hi N [REDACTED]

This is a matter Peter is heavily involved in so I've forwarded to him.
I would say save yourself and leave one of us to reply – it's too late for us to be saved from this site!

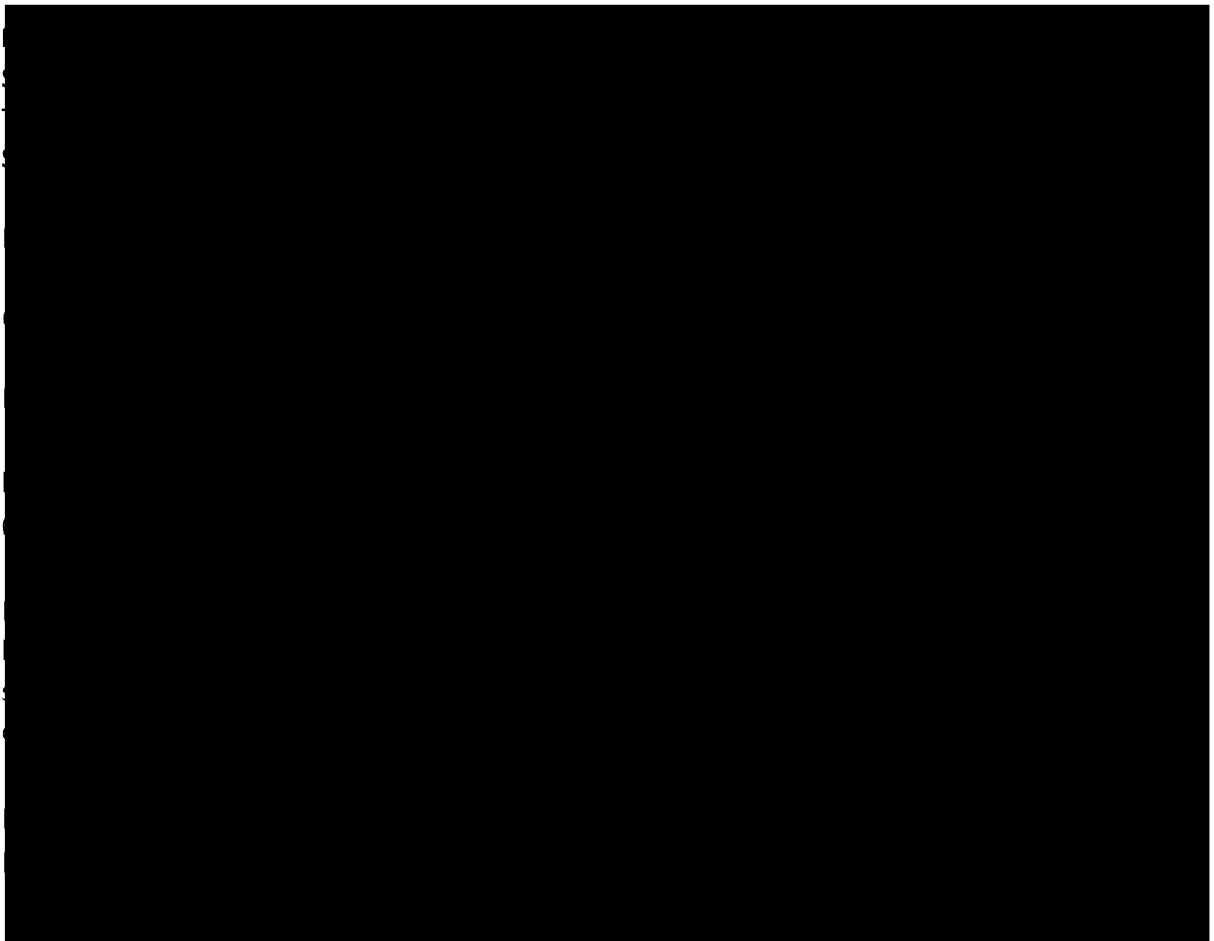
Kind Regards,

[REDACTED] | Principal Planning Officer
0160483 [REDACTED]

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

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Information duplicated



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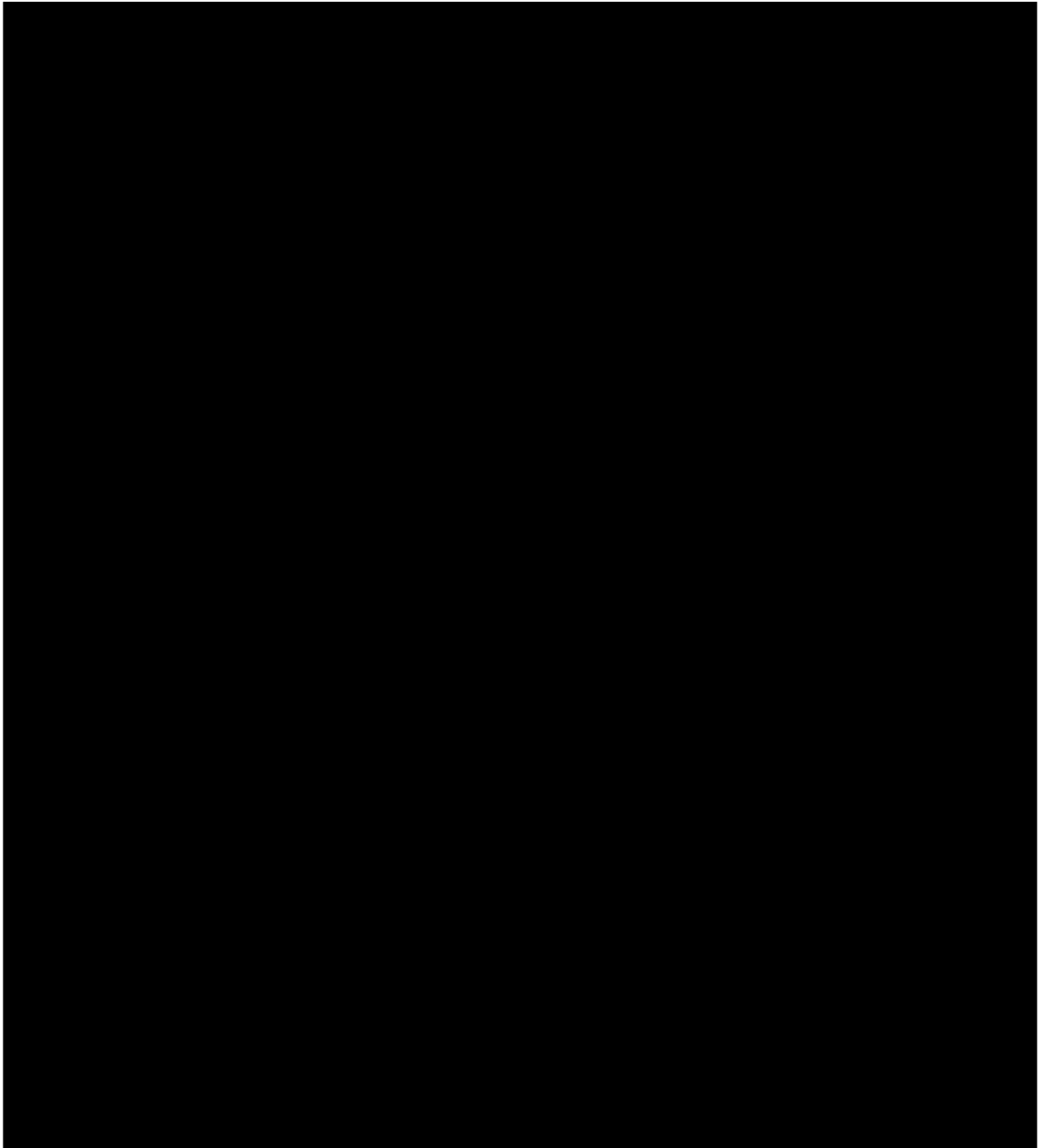
From: [REDACTED] <MHunt@northampton.gov.uk> **On Behalf Of** Planning

Sent: 31 July 2020 09:35

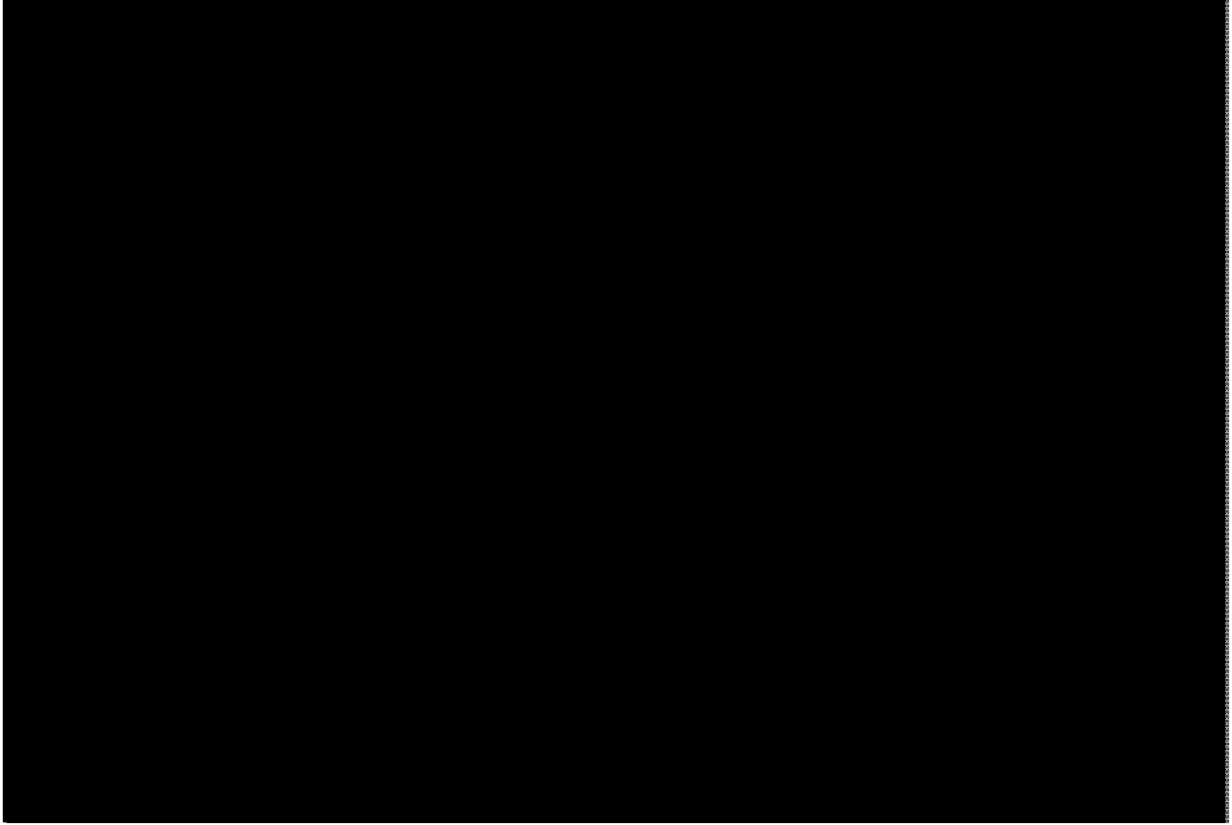
To: [REDACTED] <NScaife@northampton.gov.uk>

Subject: FW: Urgent - harvester way Northampton

Information duplicated



Information duplicated



From: [Francis Fernandes](#)
To: [Peter Baguley](#)
Subject: RE: Lancaster Way
Date: 01 August 2020 15:17:15

Legal Professional privilege

Sent with BlackBerry Work
(www.blackberry.com)

From: Peter Baguley <PBaguley@northampton.gov.uk>
Date: Friday, 31 Jul 2020, 12:48
To: Francis Fernandes <ffernandes@northampton.gov.uk>
Subject: FW: Lancaster Way

As discussed.

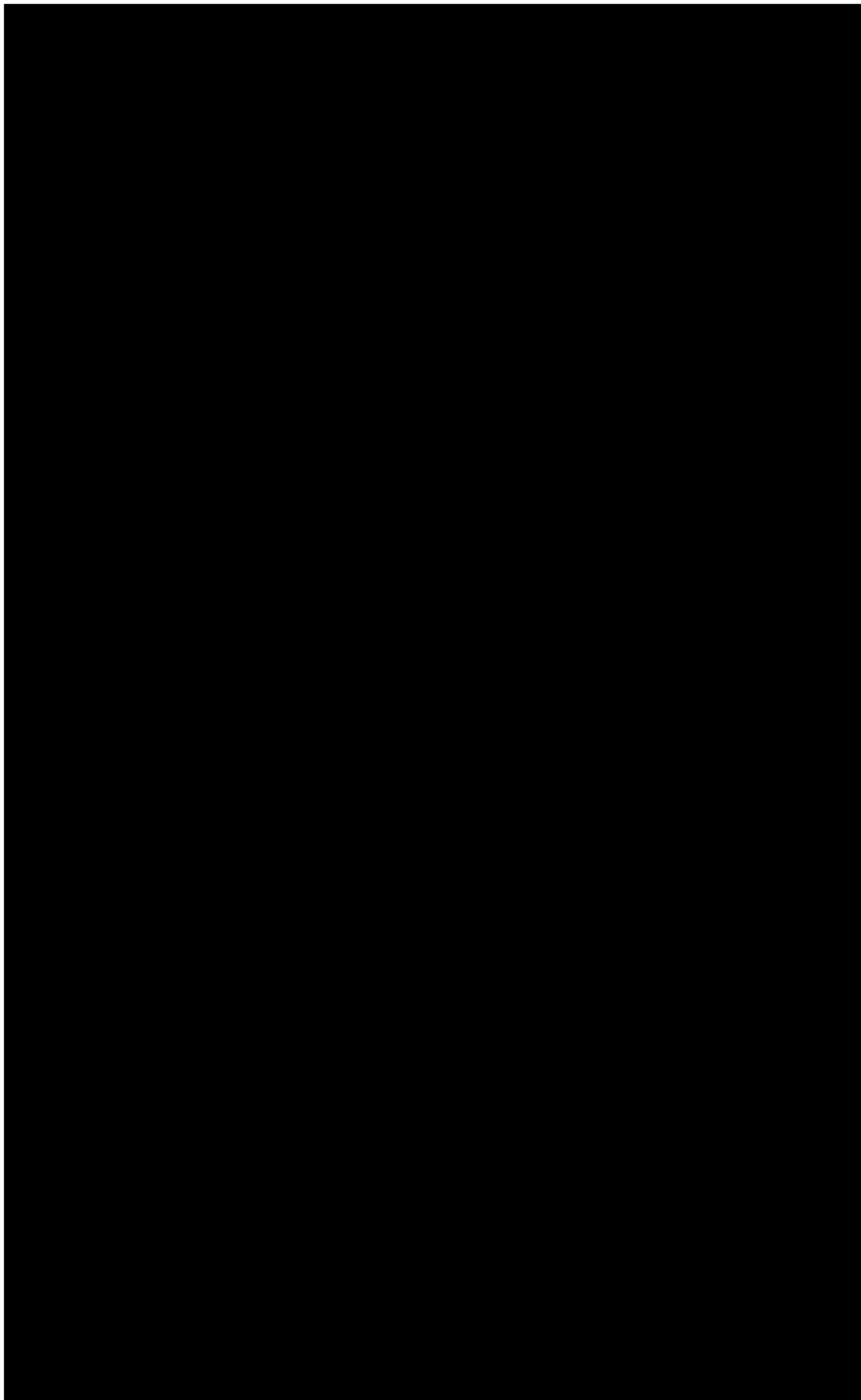
Peter

Peter Baguley | Assistant Chief Executive (Interim) | Director of Planning and Sustainability
01604 83 [REDACTED]

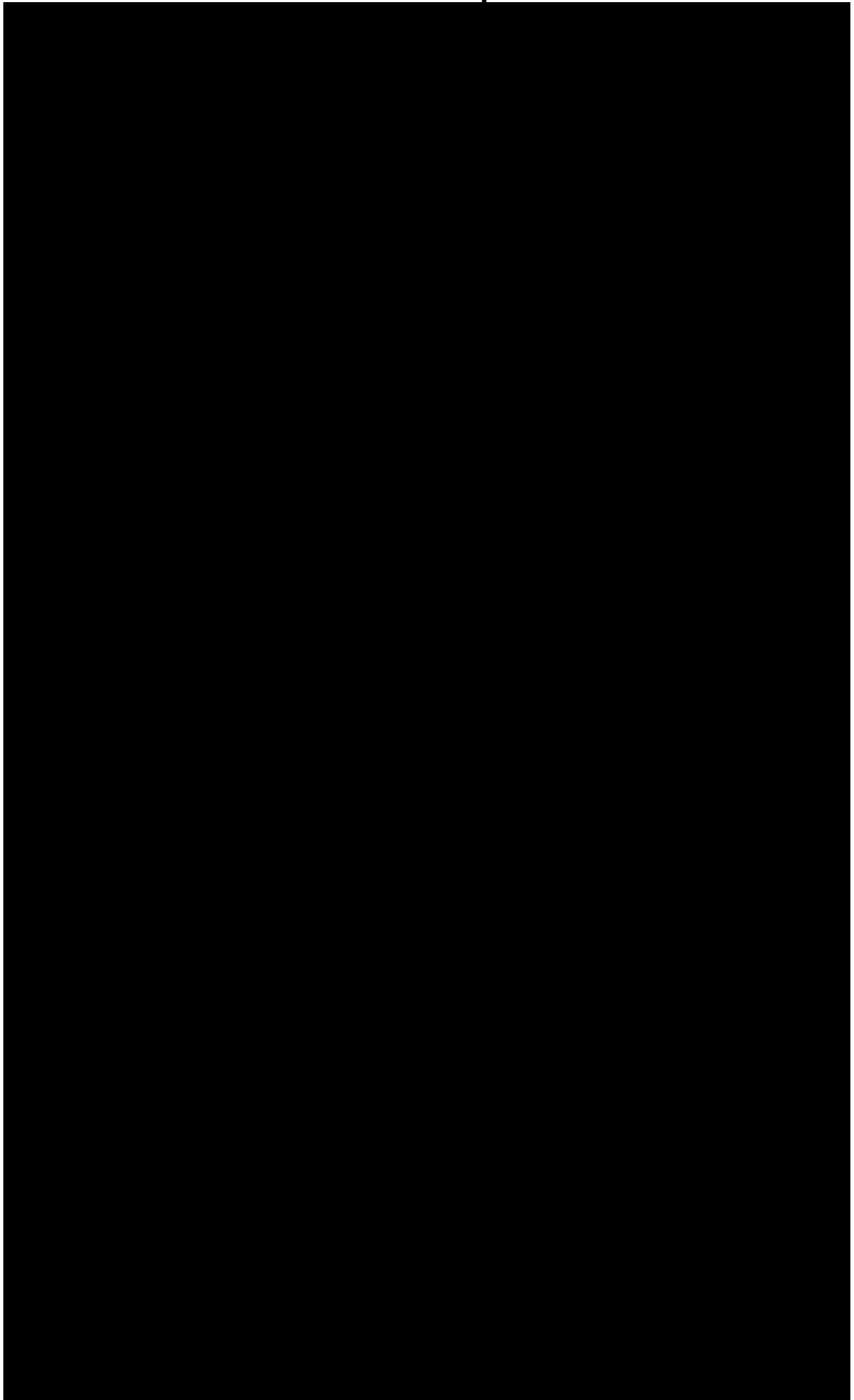
Planning Services | Northampton Borough Council | The Guildhall, St Giles Square,
Northampton,
NN1 1DE | 0300 330 7000

Information duplicated

Information duplicated



Information duplicated



Information duplicated



From: [REDACTED]
To: Julie Davenport (Cllr)
Subject: RE: Lancaster Way /Towcester Road private service road question...
Date: 02 August 2020 21:48:48

Brilliant, thank you Julie!

On 2 Aug 2020 18:52, "Julie Davenport (Cllr)" <cllr.jdavenport@northampton.gov.uk> wrote:

Thank you for making me aware of this [REDACTED] I will make a point of driving there tomorrow with Highways as they are meeting with me about another issue.

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]@gmail.com <[REDACTED]@gmail.com > >>
Date: Saturday, 01 Aug 2020, 7:51 pm
To: Peter Baguley <PBaguley@northampton.gov.uk<mailto:PBaguley@northampton.gov.uk > >>
Cc: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk
<mailto:cllr.jdavenport@northampton.gov.uk> <mailto:cllr.jdavenport@northampton.gov.uk > >>
Subject: Lancaster Way /Towcester Road private service road question...

Dear Peter

I am not sure if my query sits with Planning, Highways or another department, please would you forward if it's not your department...

I have just noticed that Lancaster Way has now had road markings painted on it and a right turn space and arrow have been added (photo attached), just past the new roundabout towards the Towcester Road, for vehicles to turn into our private access road. There have also been some diagonal lines painted on the approach to the roundabout on the junction with Towcester Road/ Gloucester Avenue that narrow the approach lane meaning there is now only space for one line of traffic at this junction - previously there was space for two side by side vehicles, one to turn right and one to turn left/ straight on.

It appears from the new road markings that vehicles leaving the two estates behind us are being actively encouraged to turn into our private access road if they want to head up the Towcester Road towards Mereway.

The Council are fully aware that this is a privately owned access road, included in each home's deeds and has never been adopted or maintained by the council and I find it extraordinary that these markings have been put here and I respectfully request that they are removed and signage erected at all entry points indicating this road is for Access Only. There is a real safety issue if additional traffic is directed onto our narrow access road.

Many thanks for you attention, I look forward to a positive response.

Kind regards
[REDACTED]
[REDACTED]

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From: Emma Roberts (Cllr)
To: [REDACTED]; H. [REDACTED] Weston
Cc: Julie Davenport (Cllr)
Subject: RE: N/2012/0909
Date: 02 August 2020 19:54:18

Good Evening [REDACTED]

Thank you for drawing attention to this.

Hi [REDACTED], please could you ensure when you reply to [REDACTED] that you let us have the response too. I would also be grateful if you believe this is covered by either plans or either permission that you point us to the exact detail and measurements.

Many Thanks

Emma

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]@hotmail.com>
Date: Saturday, 01 Aug 2020, 08:20
To: [REDACTED] <HWeston@northampton.gov.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>, Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Subject: Re: N/2012/0909

Further to my previous email please see additional photos.

I would be amazed if this had been approved given the impact on Braunston close.

Sent from my iPhone

On 31 Jul 2020, at 23:48, [REDACTED] <[REDACTED]@hotmail.com> wrote:

? Hi [REDACTED] I hope you are well.

I am a resident of Braunston close that has a boundary with the references development of Lancaster way.

Please could you clarify if the development has planning permission for a retaining wall across the Braunston close boundary?

I can find it anywhere on the plans.

The new development appears to be over doubling the height of the existing boundary fence that's now been taken down. They have started to dig the foundations of what I'm told will be around a 2 meter high retaining wall. This will create a barrier at the end of Braunston close of around 3.8 m high. This will have a significant impact on the environment and character of Braunston close.

I have attached a couple of pictures to highlight the difference in height that has been built up by the development.

Please could you visit me on Braunston close to see the impact for yourself and evaluate if what is being done is permitted by the development.

Kind Regards

[REDACTED]

<image0.jpeg>

<image1.jpeg>

[REDACTED]

Sent from my iPhone

From: J. [REDACTED] Willoughby
To: Planning Enforcement
Subject: admin E/2018/1157 Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update
Date: 03 August 2020 07:44:13
Importance: High

Please attach to e/2018/1157

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

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 28 July 2020 20:26
To: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED] <jwilloughby@northampton.gov.uk>; [REDACTED] <troberts@northampton.gov.uk>
Subject: FW: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update
Importance: High

FYI - still looks like there is going to be a breach on Thursday.

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

From: [REDACTED] <DBerrill@northampton.gov.uk>
Sent: 28 July 2020 17:25
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update
Importance: High

Hi H [REDACTED]

Barry Howard Homes - Off Lancaster Way - Possible Planning Conditions

The tenants of Plot 18 are due to move in on Thursday 30 July 2020 and have been told by the agency acting for her that NBC are preventing her moving in.

The lady and her son become homeless on Thursday so are dependant that the property can be occupied.

In confidence I can tell you that Building Control will be ready as I just await certs from site then will issue our final certificate but I cannot tell this [REDACTED] as Building Control files are confidential.

There are also two Planning Conditions which the contractor is worried will not be satisfied and therefore will prevent occupation of the unit unleashing the tenant on to the Council so just a heads up really to be prepared for the excitement on Thursday.

Kind regards

D [REDACTED]

[REDACTED] Principal Building Control Surveyor
01604 838928

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 email address – this will allow us to respond to you if any of us are on leave or unable to work during this time.

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

From: [REDACTED] <FDenton@northampton.gov.uk> On Behalf Of Building Control
Sent: 28 July 2020 11:38
To: [REDACTED] <DBerrill@northampton.gov.uk>; [REDACTED] <lhunter@northampton.gov.uk>

Subject: FW: Urgent Update
Importance: High

Hello,

Following my email this morning in relation to Harvester Way, we have received the following email from [REDACTED]

Kind Regards,

[REDACTED] Registration Officer

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

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

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

From: [REDACTED]@gmail.com>
Sent: 28 July 2020 11:29
To: Building Control <buildingcontrol@northampton.gov.uk>
Subject: Urgent Update

Good morning

I was hoping to get an update on the completion of a property I am due to move into in Harvester way Northampton.

We have unfortunately been told that the property will not be ready by Monday for us to move into leaving my family potentially homeless.

We have been waiting since the end of April and as you can imagine this is extremely frustrating for us, we have to be out of our property by Monday but due to certificates not being issued we are now left in a very upsetting situation to which we may have nowhere to go.

I would be extremely grateful if you could look into this urgently and get back to me.

I hope to hear from you soon
[REDACTED]

From: [REDACTED] on behalf of Building Control
To: [REDACTED]@barryhowardhomes.com"
Cc: [REDACTED]@barryhowardhomes.com"
Subject: Application FP/2019/381
Date: 03 August 2020 08:44:01
Attachments: Completion Certificate_FP2019381(1).pdf

Please find attached the following file:
Completion Certificate_FP2019381(1).pdf

Kind regards

[REDACTED] Planning Support Officer
0300 330 7000 Option 6

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

Customer Feedback

We would like your feedback to help us maintain and continually improve the standard of services we provide. As a customer of the Regeneration, Enterprise and Planning Directorate it would help us if you could take a moment to complete the online survey <<https://www.surveymonkey.com/r/RepSatisfaction>> about your experience.

Any personal information you do provide to us will be held on a computer database. Your personal information will only be used by, and on behalf of, Northampton Borough Council in improving the service we provide to our customers.

If the hyperlink above does not work then please copy and paste this address into your internet browser:
<https://www.surveymonkey.com/r/RepSatisfaction> <<https://www.surveymonkey.com/r/RepSatisfaction>>

From: [REDACTED]
To: [REDACTED]@framptons-planning.com
Subject: FW: 31 07 N/2020/0769 Lancaster Way, Erection of an Electrical Substation
Date: 03 August 2020 09:24:03
Attachments: 352A08_SS_102---Proposed Substation Block Plan.pdf

From: [REDACTED]
Sent: 03 August 2020 09:15
To: [REDACTED]@framptons-planning.com'; [REDACTED]@framptons-planning.com>
Subject: RE: 31 07 N/2020/0769 Lancaster Way, Erection of an Electrical Substation

Good morning [REDACTED]

Thank you for submitting these. There is a mistake on the block plan. The units on the scale bar are marked incorrectly: 0m, 5m, 10m, 20m, 30m, 40m.

The main unit is 5m so the bar should be marked multiplies of 5 - 0m, 5m, 10m, 15m, 20m, 25m. Please provide amended plan.

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 or buildingcontrol@northampton.gov.uk email addresses – this will allow us to respond to you if any of us are on leave or unable to work during this time.

From: [REDACTED]@framptons-planning.com>
Sent: 31 July 2020 09:51
To: Planning <planning@northampton.gov.uk>
Cc: [REDACTED] <HWeston@northampton.gov.uk>
Subject: 31 07 N/2020/0769 Lancaster Way, Erection of an Electrical Substation

Dear [REDACTED]


Re: Invalid Letter N/2020/0769 Lancaster Way, Erection of an Electrical Substation

Please find attached a Block Plan and extract from the planning application that includes the Notice served to Northamptonshire County Highways.

I hope that you are now able to validate the planning application.

Many thanks.

kind regards


BSc (Hons) MSc MRTPI

Senior Planner


Oriel House

42 North Bar

Banbury

Oxfordshire

OX16 0TH

Tel: 01295 672310 Fax: 01295 275606 Mobile: 

Email: @framptons-planning.com

Our Office Manager 

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From: C [REDACTED] Forsyth
To: Peter Baguley
Subject: FW: Harvester Way homes
Date: 03 August 2020 10:25:47

Here you go.

C [REDACTED] Forsyth | Marketing and Communications Manager

01604 837306

[REDACTED]

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

From: [REDACTED]@jpress.co.uk>
Sent: 03 August 2020 09:27
To: [REDACTED]cforsyth@northampton.gov.uk>
Subject: Harvester Way homes

Hi C [REDACTED]

We have been contacted by a number of people who are due to move into the new builds in Harvester Way. One has said her move in date has been put off three times since January and another has said she was supposed to be in on July 24 and still has not been allowed in.

Both tenants have been told by Barry Howard that the properties are ready but there is a hold up on the council's end that is stopping people from moving in. One tenant who claims universal credit has also said she is waiting for the support from the council to pay her deposit.

What is the hold up in allowing people to move in if the properties are ready? And when is it likely to be resolved?

Is this something that can get a comment on for us, or is it being handled by NPH?


If you could let me know either way that would be great.

Thanks,



Reporter

Northampton Chronicle & Echo



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From: H [REDACTED] Weston
To: Planning Enforcement
Subject: FW: N/2012/0909 / N/2019/1277
Date: 03 August 2020 16:35:36

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

From: [REDACTED]@hotmail.com>
Sent: 02 August 2020 21:15
To: [REDACTED] <HWeston@northampton.gov.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Subject: Re: N/2012/0909 / N/2019/1277

Sent from my iPhone

>> On 1 Aug 2020, at 08:20, [REDACTED]@hotmail.com> wrote:

> Further to my previous email please see additional photos.

>

> I would be amazed if this had been approved given the impact on Braunston close.

>

> <image0.jpeg>

> <image1.jpeg>

> <image2.jpeg>

> <image3.jpeg>

> <image4.jpeg>

> <image5.jpeg>

>

>

>

> Sent from my iPhone

>

>>> On 31 Jul 2020, at 23:48, [REDACTED]@hotmail.com> wrote:

>> Hi H [REDACTED] I hope you are well.

>>

>> I am a resident of Braunston close that has a boundary with the references development of Lancaster way.

>>

>> Please could you clarify if the development has planning permission for a retaining wall across the Braunston close boundary?

>>

>> I can find it anywhere on the plans.

>>

>> The new development appears to be over doubling the height of the existing boundary fence that's now been taken down. They have started to dig the foundations of what I'm told will be around a 2 meter high retaining wall. This will create a barrier at the end of Braunston close of around 3.8 m high. This will have a significant impact on the environment and character of Braunston close.

>>

>> I have attached a couple of pictures to highlight the difference in height that has been built up by the development.

>>

>> Please could you visit me on Braunston close to see the impact for yourself and evaluate if what is being done is permitted by the development.

>>

>> Kind Regards

>> [REDACTED]

>> <image0.jpeg>

From: H [REDACTED] Weston
To: [Planning Enforcement](#)
Subject: FW: N/2012/0909 and 2019/1277
Date: 03 August 2020 16:34:26

Hi

I've had this new enforcement complaint which I have responded to (there are a few other emails I will forward on).

I thought it may be useful if we log it on the enforcement record and keep the emails, as I am sure I will be hearing from the Cllrs again.

The complaint is regarding the levels around plot 33.

The neighbouring estate was approved under application 2003/0271. The approved levels for number 6 as shown in the plan for consent 2003/0271 is 89.00, with a height of the building around 10.7 metres. The approved levels of plot 33 under 2019/1277 is 91.60.

Kind Regards,

[REDACTED] **Principal Planning Officer**
01604837848

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

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

From: H [REDACTED] Weston
Sent: 03 August 2020 16:21
To: [REDACTED]@hotmail.com>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Subject: RE: N/2012/0909

Good afternoon [REDACTED]

Thank you for your emails.

I have looked into the applications on the adjoining site (2012/0909 and 2019/1277) and the consent for your estate (2003/0271).

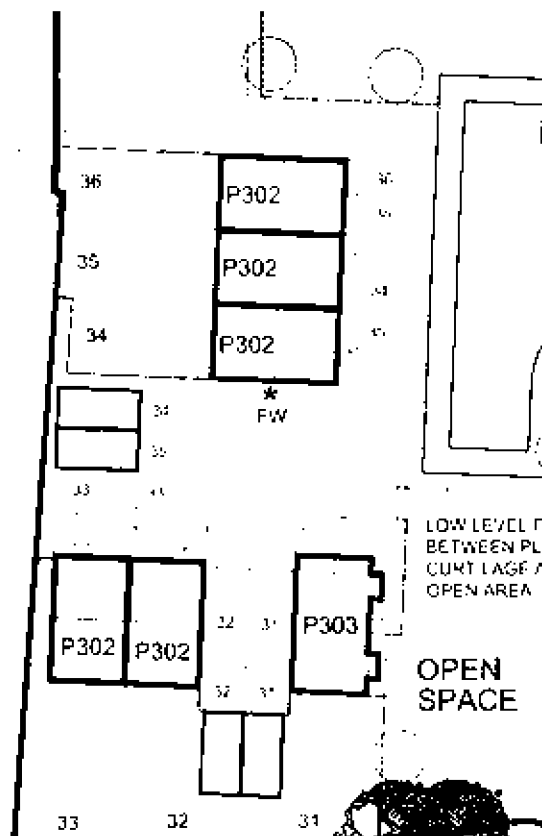
The difference in levels is around 2 metres, such that there would need to be a retaining wall between the sites of around 2 metres in height. A 1.8 metre fence would be erected on top of this retaining wall.

This level difference has been approved in principle by committee for application N/2019/1277.

Whilst the level differences do result in a 2 metre retaining wall when viewed from your street, as approved under application N/2012/0909 there is consented a double garage on top of a retaining wall at the end of your road.

This garage has now been removed from the scheme under application N/2019/1277 which should improve the relationship when viewed from your street when compared to what can be built under

application N/2012/0909.



Kind Regards,

Principal Planning Officer

01604837848

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

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From: [REDACTED]@hotmail.com>

Sent: 31 July 2020 23:48

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

Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>

Subject: N/2012/0909

Hi H [REDACTED] I hope you are well.

I am a resident of Braunston close that has a boundary with the references development of Lancaster way.

Please could you clarify if the development has planning permission for a retaining wall across the Braunston close boundary?

I can find it anywhere on the plans.

The new development appears to be over doubling the height of the existing boundary fence that's now been taken down. They have started to dig the foundations of what I'm told will be around a 2 meter high retaining wall. This will create a barrier at the end of Braunston close of around 3.8 m high. This will have a significant impact on the environment and character of Braunston close.

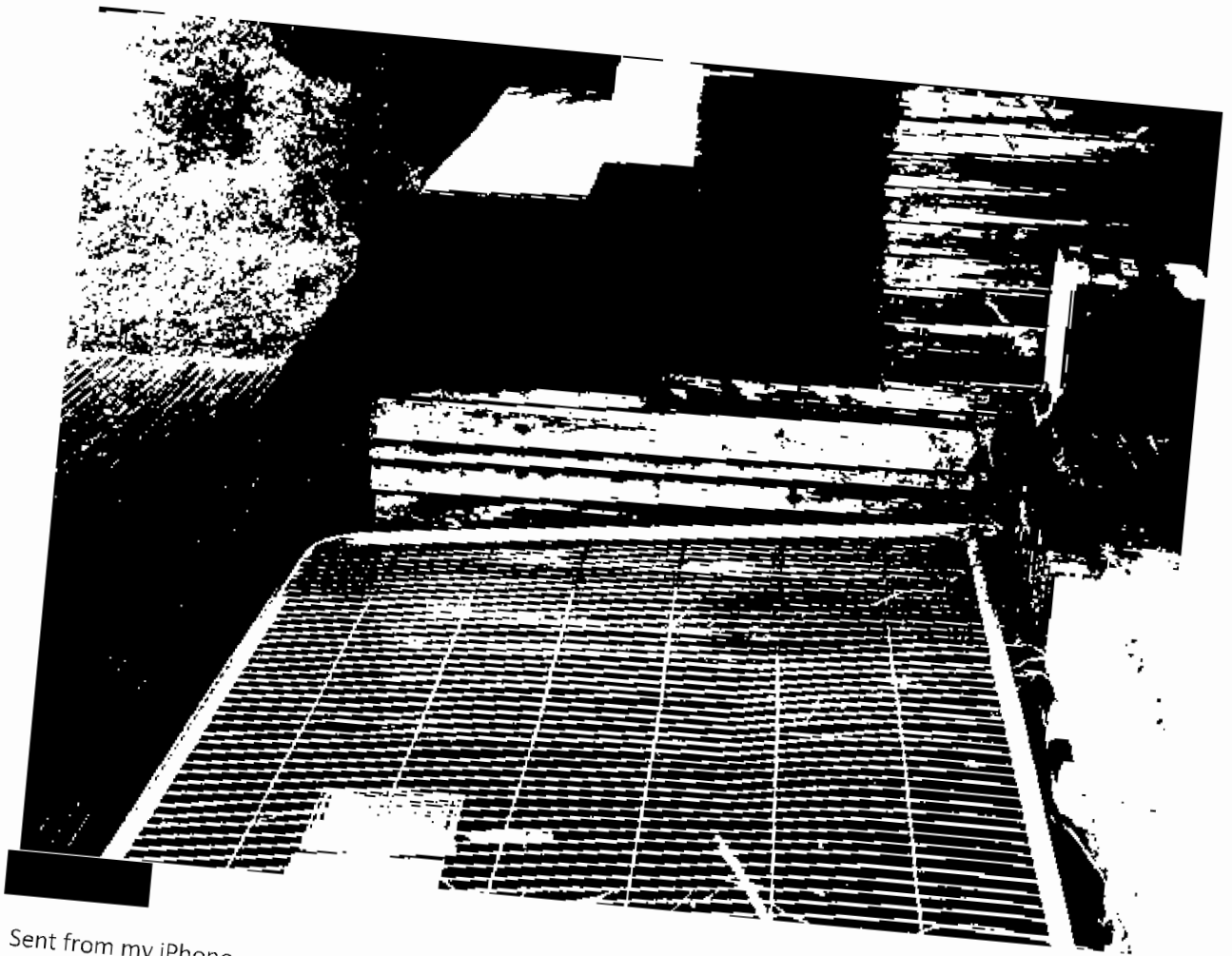
I have attached a couple of pictures to highlight the difference in height that has been built up by the development.

Please could you visit me on Braunston close to see the impact for yourself and evaluate if what is being done is permitted by the development.

Kind Regards

[REDACTED]





Sent from my iPhone

From: H [REDACTED] Weston
To: [Planning Enforcement](#)
Subject: FW: N/2012/0909
Date: 03 August 2020 16:35:03

From: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Sent: 02 August 2020 19:12
To: [REDACTED]@hotmail.com>; [REDACTED]
<HWeston@northampton.gov.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Subject: RE: N/2012/0909

Hi H [REDACTED]

As soon as I saw the first photo my thought was 'flooding'. I was badly flooded because I live in the lowest part of Gloucester Crescent. Can you please advise the flood drainage plan when all the water pours from that high ground? Is drainage in that location planned? Is any sort of mitigation planned?

Obviously the lack of planning permission needs to be investigated for those walls and the very high fencing. It's so unfair to nearby residents with what they are having to put up with.

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]@hotmail.com>
Date: Saturday, 01 Aug 2020, 8:20 am
To: [REDACTED] <HWeston@northampton.gov.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>, Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Subject: Re: N/2012/0909

Further to my previous email please see additional photos.

I would be amazed if this had been approved given the impact on Braunston close.







Sent from my iPhone

On 31 Jul 2020, at 23:48, [REDACTED]@hotmail.com> wrote:

Hi H [REDACTED] I hope you are well.

I am a resident of Braunston close that has a boundary with the references development of Lancaster way.

Please could you clarify if the development has planning permission for a retaining wall across the Braunston close boundary?

I can find it anywhere on the plans.

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I have attached a couple of pictures to highlight the difference in height that has been built up by the development.

Please could you visit me on Braunston close to see the impact for yourself and evaluate if what is being done is permitted by the development.

Kind Regards

[REDACTED]

<image0.jpeg>

<image1.jpeg>

[REDACTED]

Sent from my iPhone

From: [Gavin Smith](#)
To: [H\[REDACTED\]Weston](#)
Subject: RE: Barry Howard Homes - Buckingham Fields, Off Lancaster Way
Date: 03 August 2020 10:09:48
Attachments: [image001.png](#)

Thanks H[REDACTED]

From: H[REDACTED] <HWeston@northampton.gov.uk>
Sent: 03 August 2020 10:09
To: Gavin Smith <GSmith@northampton.gov.uk>
Subject: RE: Barry Howard Homes - Buckingham Fields, Off Lancaster Way

Hi Gavin,

I'm not aware of any development next to this one.

Kind Regards,

[REDACTED] Principal Planning Officer
01604837848

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

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

From: Gavin Smith <GSmith@northampton.gov.uk>
Sent: 03 August 2020 09:32
To: H[REDACTED] <HWeston@northampton.gov.uk>
Subject: FW: Barry Howard Homes - Buckingham Fields, Off Lancaster Way

Good morning H[REDACTED]

Please can you advise if there is another adjoining development to the BBH Buckingham Fields development.

Environmental Protection have received a complaint about piling and BHH planning agent at Frampton's have informed me that there is an adjacent development next to theirs that are piling.

I am not able to undertake a site visit today but can you advise if this is the case and what is the

developers details and associated planning permission reference.

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer

01604 837648

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

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



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

Sent: 03 August 2020 08:56

To: Gavin Smith <GSmith@northampton.gov.uk>

Cc: [REDACTED]@barryhowardhomes.com>

Subject: RE: Barry Howard Homes - Buckingham Fields, Off Lancaster Way

Hi Gavin,

I am advised by my Client that the piling contractors have finished their work at Buckingham Fields but there is an adjoining new homes site which is also piling and may be the source of the alleged complaint.

Please let me know if I can be of any further assistance in this matter.

Kind regards

[REDACTED]

Planning Director



Oriel House
42 North Bar
Banbury
Oxfordshire
OX16 0TH

Please contact me on my mobile [REDACTED]

Tel: 01295 672310 Fax: 01295 275606

Email: [REDACTED]@framptons-planning.com

Our office manager Natalie [REDACTED]

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From: Gavin Smith [mailto:GSmith@northampton.gov.uk]

Sent: 03 August 2020 08:24

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

Subject: RE: Barry Howard Homes - Buckingham Fields, Off Lancaster Way

Thanks [REDACTED]

Kind regards

Gavin

Gavin Smith | Senior Environmental Health Officer

01604 837648

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

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**PLEASE KEEP YOUR DISTANCE
TO HELP STOP THE
SPREAD OF CORONAVIRUS**

**Thank you for protecting yourself
and others around you**

LET'S ENJOY OUR TOWN SAFELY & RESPONSIBLY

From: [REDACTED]<[REDACTED]@framptons-planning.com>
Sent: 03 August 2020 08:16
To: Gavin Smith <GSmith@northampton.gov.uk>
Subject: RE: Barry Howard Homes - Buckingham Fields, Off Lancaster Way

Good morning Gavin,

Yes I had a very pleasant weekend thank you.

I will forward your email onto my Client and ask him to investigate this alleged complaint and let you know of his findings.

Kind regards

[REDACTED]

Planning Director



Oriel House
42 North Bar
Banbury
Oxfordshire
OX16 0TH

Please contact me on my mobile [REDACTED]

Tel: 01295 672310 Fax: 01295 275606

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

Our office manager Natalie can be contacted on [REDACTED]

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From: Gavin Smith [mailto:GSmith@northampton.gov.uk]
Sent: 03 August 2020 08:05
To: [REDACTED]<[REDACTED]@framptons-planning.com>
Subject: Re: Barry Howard Homes - Buckingham Fields, Off Lancaster Way

Good morning [REDACTED]

I hope you had an enjoyable weekend!

Environmental Protection have unfortunately received a complaint about piling occurring outside times BHH stated within their CEMP.

The allegation is that piling is starting at 07:15 am. I would advise this is too early and would consider 08:00 am would be more neighbourly.

I would appreciate if you could forward this information on to your client for consideration and necessary action please.

Kind regards

Gavin Smith | Senior Environmental Health Officer

01604 837648

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

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TO HELP STOP THE
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**Thank you for protecting yourself
and others around you**

LET'S ENJOY OUR TOWN SAFELY in a socially distanced way

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

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Northampton Borough Council, The Guildhall, Northampton, United Kingdom,
NN1 1DE
+44 (0)300 330 7000
www.northampton.gov.uk

From: Julie Davenport (Cllr)
To: Peter Baguley; [REDACTED]
Cc: H [REDACTED] Weston
Subject: RE: Lancaster Way /Towcester Road private service road question...
Date: 03 August 2020 15:32:08

I met with Highways this afternoon about this matter. He agrees with [REDACTED] on both matters and will look into having the road markings taken out, especially the one on your private service road.

He did feel they might have put the road markings in the middle of the road to slow traffic going down to the roundabout however he could also see that it could slow down the exit now onto the roundabout (a bottleneck) for what is now going to be TWO developments traffic, instead of just one. They've halved the road for double the traffic! Makes no sense to me.

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: Peter Baguley <PBaguley@northampton.gov.uk>
Date: Monday, 03 Aug 2020, 10:13 am
To: [REDACTED]@gmail.com>
Cc: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>, [REDACTED]
<HWeston@northampton.gov.uk>
Subject: RE: Lancaster Way /Towcester Road private service road question...

Good morning [REDACTED]

I've asked my colleague to raise this with the County Council highways department, and we'll keep you informed of progress.

Regards

Peter

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

01604 838921

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

NN1 1DE | 0300 330 7000

From: [REDACTED]@gmail.com>
Sent: 01 August 2020 19:51
To: Peter Baguley <PBaguley@northampton.gov.uk>
Cc: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Subject: Lancaster Way /Towcester Road private service road question...

Dear Peter

I am not sure if my query sits with Planning, Highways or another department, please would you forward if it's not your department...

I have just noticed that Lancaster Way has now had road markings painted on it and a right turn space and arrow have been added (photo attached), just past the new roundabout towards the Towcester Road, for vehicles to turn into our private access road. There have also been some diagonal lines painted on the approach to the roundabout on the junction with Towcester Road/ Gloucester Avenue that narrow the approach lane meaning there is now only space for one line of traffic at this junction - previously there was space for two side by side vehicles, one to turn right and one to turn left/ straight on.

It appears from the new road markings that vehicles leaving the two estates behind us are being actively encouraged to turn into our private access road if they want to head up the Towcester Road towards Mereway.

The Council are fully aware that this is a privately owned access road, included in each home's deeds and has never been adopted or maintained by the council and I find it extraordinary that these markings have been put here and I respectfully request that they are removed and signage erected at all entry points indicating this road is for Access Only. There is a real safety issue if additional traffic is directed onto our narrow access road.

Many thanks for your attention, I look forward to a positive response.

Kind regards

[REDACTED]

[REDACTED]

From: [REDACTED]
To: Julie Davenport (Cllr)
Subject: Re: Lancaster Way /Towcester Road private service road question...
Date: 03 August 2020 15:40:37

That's a great result Julie! Thank you so much, really appreciate it

On Mon, 3 Aug 2020, 15:32 Julie Davenport (Cllr),
<cllr.jdavenport@northampton.gov.uk> wrote:

I met with Highways this afternoon about this matter. He agrees with [REDACTED] on both matters and will look into having the road markings taken out, especially the one on your private service road.

He did feel they might have put the road markings in the middle of the road to slow traffic going down to the roundabout however he could also see that it could slow down the exit now onto the roundabout (a bottleneck) for what is now going to be TWO developments traffic, instead of just one. They've halved the road for double the traffic! Makes no sense to me.

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: Peter Baguley
<PBaguley@northampton.gov.uk<<mailto:PBaguley@northampton.gov.uk>>>
Date: Monday, 03 Aug 2020, 10:13 am
To: [REDACTED]
[REDACTED][@gmail.com](mailto:[REDACTED]@gmail.com)<[mailto:\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)>>
Cc: Julie Davenport (Cllr)
<cllr.jdavenport@northampton.gov.uk<<mailto:cllr.jdavenport@northampton.gov.uk>>>, [REDACTED]
[REDACTED]HWeston@northampton.gov.uk<<mailto:HWeston@northampton.gov.uk>>>
Subject: RE: Lancaster Way /Towcester Road private service road question...

Good morning [REDACTED]
I've asked my colleague to raise this with the County Council highways department, and we'll keep you informed of progress.
Regards
Peter

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

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

From: [REDACTED][@gmail.com](mailto:[REDACTED]@gmail.com)>
Sent: 01 August 2020 19:51

To: Peter Baguley <PBaguley@northampton.gov.uk>
Cc: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Subject: Lancaster Way /Towcester Road private service road question...

Dear Peter

I am not sure if my query sits with Planning, Highways or another department, please would you forward if it's not your department...


I have just noticed that Lancaster Way has now had road markings painted on it and a right turn space and arrow have been added (photo attached), just past the new roundabout towards the Towcester Road, for vehicles to turn into our private access road. There have also been some diagonal lines painted on the approach to the roundabout on the junction with Towcester Road/ Gloucester Avenue that narrow the approach lane meaning there is now only space for one line of traffic at this junction - previously there was space for two side by side vehicles, one to turn right and one to turn left/ straight on.

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Many thanks for you attention, I look forward to a positive response.

Kind regards



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

From: [REDACTED]
To: [Julie Davenport \(Cllr\)](#)
Cc: [H \[REDACTED\] Weston](#); [Emma Roberts \(Cllr\)](#)
Subject: Re: N/2012/0909
Date: 03 August 2020 08:33:29

Hi everyone.

My property previously flooded in 2018 when we had the bad storm. There was already a retaining feature around my garden that acted like a pool filling up and causing me to have the whole ground floor redone.

It was caused partly by faulty drains that were blocked and require Barry Howard to work with Anglian water to fix as they had not been properly adopted.

I am very concerned this will now be worse.

Personal identifiable information

Kind Regards
Sent from my iPhone

> On 2 Aug 2020, at 19:12, Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk> wrote:

>

> Hi H [REDACTED]

>

> As soon as I saw the first photo my thought was 'flooding'. I was badly flooded because I live in the lowest part of Gloucester Crescent. Can you please advise the flood drainage plan when all the water pours from that high ground? Is drainage in that location planned? Is any sort of mitigation planned?

>

> Obviously the lack of planning permission needs to be investigated for those walls and the very high fencing. It's so unfair to nearby residents with what they are having to put up with.

>

> Kind regards

> Julie

>

>

> Sent with BlackBerry Work

> (www.blackberry.com)

>

>

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

> Date: Saturday, 01 Aug 2020, 8:20 am

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

> Cc: 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: N/2012/0909

>

> Further to my previous email please see additional photos.

>

> I would be amazed if this had been approved given the impact on Braunston close.

>

> [cid:61C37450-BDD9-4515-A2B8-5B605AFC54B0-L0-001][cid:4AE7F249-2AD1-4745-A66E-EF7689FA3EB2-L0-001][cid:532AE3EE-F890-4CB7-89B1-20B1E9A88FCB-L0-001][cid:B73A2107-B503-44A2-91FE-70C93849E100-L0-001][cid:89D3FF94-92DB-42CC-A155-DE3A676BED20-L0-001][cid:098AAE58-5B9E-4437-BEE6-BB0AC44B2C15-L0-001]

>

>

> Sent from my iPhone

>

> On 31 Jul 2020, at 23:48, stephen belcher <[REDACTED]@hotmail.com> wrote:

>

> Hi H [REDACTED] I hope you are well.

>

> I am a resident of Braunston close that has a boundary with the references development of Lancaster way.

>

> Please could you clarify if the development has planning permission for a retaining wall across the Braunston close boundary?

>

> I can find it anywhere on the plans.

>

> The new development appears to be over doubling the hight of the existing boundary fence that's now been taken down. They have started to dig the foundations of what I'm told will be around a 2 meter high retaining wall. This will create a barrier at the end of Braunston close of around 3.8 m high. This will have a significant impact on the environment and character of Braunston close.

>

> I have attached a couple of pictures to highlight the difference in height that has been built up by the development.

>

> Please could you visit me on Braunston close to see the impact for yourself and evaluate if what is being done is permitted by the development.

>

> Kind Regards

>

> <image0.jpeg>

> <image1.jpeg>

>

> Sent from my iPhone

>

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>

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> www.northampton.gov.uk

From: [REDACTED]
To: [REDACTED]
Cc: H [REDACTED] Weston; [REDACTED]
Subject: FW: 31 07 N/2020/0769 Lancaster Way, Erection of an Electrical Substation
Date: 04 August 2020 14:06:39
Attachments: 040820 Amended block plan 352A08 SS 102A.pdf

Dear [REDACTED]

Please find attached an amended block plan with the scale bar updated.

I hope you are now able to validate the planning application but please do not hesitate to contact me if I can be of further assistance.

Kind regards

[REDACTED]
Planning Director



Oriel House
42 North Bar
Banbury
Oxfordshire
OX16 0TH

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

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From: [REDACTED]@northampton.gov.uk]
Sent: 03 August 2020 09:18
To: [REDACTED]@framptons-planning.com>
Subject: RE: 31 07 N/2020/0769 Lancaster Way, Erection of an Electrical Substation

Good morning [REDACTED]

Thank you for submitting these. There is a mistake on the block plan. The units on the scale bar are marked incorrectly: 0m, 5m, 10m, 20m, 30m, 40m.
The main unit is 5m so the bar should be marked multiplies of 5 - 0m, 5m, 10m, 15m, 20m, 25m.
Please provide amended plan.

Kind regards.

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 or buildingcontrol@northampton.gov.uk email addresses – this will allow us to respond to you if any of us are on leave or unable to work during this time.

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

Sent: 31 July 2020 09:51

To: Planning <planning@northampton.gov.uk>

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

Subject: 31 07 N/2020/0769 Lancaster Way, Erection of an Electrical Substation

Dear [REDACTED]

Re: Invalid Letter N/2020/0769 Lancaster Way, Erection of an Electrical Substation

Please find attached a Block Plan and extract from the planning application that includes the Notice served to Northamptonshire County Highways.

I hope that you are now able to validate the planning application.

Many thanks.

kind regards

[REDACTED]
BSc (Hons) MSc MRTPI

Senior Planner



Oriel House
42 North Bar
Banbury
Oxfordshire
OX16 0TH

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

Email: [REDACTED]@framptons-planning.com

Our Office Manager Natalie can be reached on [REDACTED]

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

From: H [REDACTED] Weston
To: Peter Baguley
Cc: J [REDACTED] Willoughby
Subject: FW: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update
Date: 04 August 2020 10:17:54

fyi

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

From: [REDACTED] <DBerrill@northampton.gov.uk>
Sent: 04 August 2020 06:16
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update

Morning H [REDACTED]

I'm sorry to hear that; the only possible plus is that it wasn't Barry himself you were hearing from!

There is now a short period of calm on site with no more finals expected for at least two weeks.

Kind regards

D [REDACTED]

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

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 03 August 2020 17:04
To: [REDACTED] <DBerrill@northampton.gov.uk>
Subject: RE: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update

Thanks for letting me know about this last week D [REDACTED]

We did indeed hear from the lady on Friday!

Kind Regards,

[REDACTED] Principal Planning Officer
01604837848

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

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

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

From: [REDACTED] <DBerrill@northampton.gov.uk>
Sent: 28 July 2020 17:25
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update
Importance: High

Hi H [REDACTED]

Barry Howard Homes - Off Lancaster Way - Possible Planning Conditions

The tenants of Plot 18 are due to move in on Thursday 30 July 2020 and have been told by the agency acting for her that NBC are preventing her moving in.

The lady and her son become homeless on Thursday so are dependant that the property can be occupied.

In confidence I can tell you that Building Control will be ready as I just await certs from site then will issue our final certificate but I cannot tell this [REDACTED] as Building Control files are confidential.

There are also two Planning Conditions which the contractor is worried will not be satisfied and therefore will prevent occupation of the unit unleashing the tenant on to the Council so just a heads up really to be prepared for the excitement on Thursday.

Kind regards

D [REDACTED]

[REDACTED] Principal Building Control Surveyor
01604 838928

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 email address – this will allow us to respond to you if any of us are on leave or unable to work during this time.

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

From: [REDACTED] <FDenton@northampton.gov.uk> On Behalf Of Building Control
Sent: 28 July 2020 11:38
To: [REDACTED] <DBerrill@northampton.gov.uk>; [REDACTED] <lhunter@northampton.gov.uk>
Subject: FW: Urgent Update
Importance: High

Hello,

Following my email this morning in relation to Harvester Way, we have received the following email from [REDACTED]

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 or buildingcontrol@northampton.gov.uk email addresses – this will allow us to respond to you if any of us are on leave or unable to work during this time.

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

From: [REDACTED] <[REDACTED]@gmail.com>
Sent: 28 July 2020 11:29
To: Building Control <buildingcontrol@northampton.gov.uk>
Subject: Urgent Update

Good morning

I was hoping to get an update on the completion of a property I am due to move into in Harvester way Northampton.

We have unfortunately been told that the property will not be ready by Monday for us to move into leaving my family potentially homeless.

We have been waiting since the end of April and as you can imagine this is extremely frustrating for us, we have to be out of our property by Monday but due to certificates not being issued we are now left in a very upsetting situation to which we may have nowhere to go.

I would be extremely grateful if you could look into this urgently and get back to me.

I hope to hear from you soon



From: [REDACTED]
To: [Emma Roberts \(Cllr\)](#)
Subject: FW: Could you send this to your radio Northampton contacts tomorrow?
Date: 04 August 2020 10:22:39
Attachments: [image003.png](#)

Hi Emma,

Thanks for getting in touch about this....could you send me over your number so I can give you a call?

Thanks!



From: [REDACTED] <mailto:IChurms@northampton.gov.uk>
Sent: 04 August 2020 10:11
Subject: FW: Could you send this to your radio Northampton contacts tomorrow?

Good morning

Please see the email below for your information from Cllr Emma Roberts regarding the Lancaster Way development

She has asked me to forward it on.

Kind regards

Ian Churms Q.C.B

Political Assistant

Northampton Labour Group

Northampton Borough Council

The Guildhall

St Giles Square

Northampton

NN1 1DE

T: 01604 837809

E: ichurms@northampton.gov.uk <<mailto:ichurms@northampton.gov.uk>>

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

Sent: 03 August 2020 21:52

To: Ian Churms <Ichurms@northampton.gov.uk>

Subject: Could you send this to your radio Northampton contacts tomorrow?

My name is Cllr Emma Roberts, Delapre & Briar Hill Ward:

I was saddened to hear the broad cast the 3rd August regarding the Lancaster Way Development managed by Barry Howard Homes. The developer had no rights to advise the lady you spoke to that the property was ready for letting in January nor in July. The conduct of the developer throughout the planning application has been under par and the amended planning permission was only approved on 28th July and is subject to conditions and S106 signing. The original permission has not been implemented so as I see it conditions have not been discharged.

I feel so much for the lady you spoke to and I am very concerned that are others are waiting in the wings who have been given incorrect information. This is such a shambles on all accounts. I have been calling for work to stop and occupation to be reviewed for months to no avail.

I would be happy to discuss further.

Many Thanks

Emma

From: [REDACTED] Philpott on behalf of [Contact NBC](#)
To: [Julie Davenport \(Cllr\)](#)
Subject: NCN000222
Date: 04 August 2020 11:25:05
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good Morning Councillor Davenport

Thank you for your email regarding the road markings.

I have logged this with our planning team, reference NCN000222. They will be in contact with you within the next five working days to discuss this further.

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

Kind Regards

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



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

Sent: 03 August 2020 15:32

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

[REDACTED] <[\[REDACTED\]@gmail.com](#)>

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

Subject: RE: Lancaster Way /Towcester Road private service road question...

I met with Highways this afternoon about this matter. He agrees with [REDACTED] on both matters and will look into having the road markings taken out, especially the one on your private service road.

He did feel they might have put the road markings in the middle of the road to slow traffic going

down to the roundabout however he could also see that it could slow down the exit now onto the roundabout (a bottleneck) for what is now going to be TWO developments traffic, instead of just one. They've halved the road for double the traffic! Makes no sense to me.

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: Peter Baguley <PBaguley@northampton.gov.uk>
Date: Monday, 03 Aug 2020, 10:13 am
To: [REDACTED]@gmail.com>
Cc: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>, [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: Lancaster Way /Towcester Road private service road question...

Good morning [REDACTED]
I've asked my colleague to raise this with the County Council highways department, and we'll keep you informed of progress.
Regards
Peter

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

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

From: [REDACTED]@gmail.com>
Sent: 01 August 2020 19:51
To: Peter Baguley <PBaguley@northampton.gov.uk>
Cc: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Subject: Lancaster Way /Towcester Road private service road question...

Dear Peter

I am not sure if my query sits with Planning, Highways or another department, please would you forward if it's not your department...

I have just noticed that Lancaster Way has now had road markings painted on it and a right turn space and arrow have been added (photo attached), just past the new roundabout towards the Towcester Road, for vehicles to turn into our private access road. There have also been some diagonal lines painted on the approach to the roundabout on the junction with Towcester Road/ Gloucester Avenue that narrow the approach lane meaning there is now only space for one line

of traffic at this junction - previously there was space for two side by side vehicles, one to turn right and one to turn left/ straight on.

It appears from the new road markings that vehicles leaving the two estates behind us are being actively encouraged to turn into our private access road if they want to head up the Towcester Road towards Mereway.

The Council are fully aware that this is a privately owned access road, included in each home's deeds and has never been adopted or maintained by the council and I find it extraordinary that these markings have been put here and I respectfully request that they are removed and signage erected at all entry points indicating this road is for Access Only. There is a real safety issue if additional traffic is directed onto our narrow access road.

Many thanks for your attention, I look forward to a positive response.

Kind regards



From: E [REDACTED] Philpott on behalf of [Contact NBC](#)
To: [Emma Roberts \(Cllr\)](#)
Subject: NCN000223
Date: 04 August 2020 11:32:39
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good Morning Councillor Roberts

Thank you for your email regarding the development.

I can confirm that I have logged this with our dedicated Planning team, reference NCN000223. They will contact you within the next five working days to discuss this further. We log things in this manner to ensure that all correspondence is kept together, and responded to appropriately.

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

Kind Regards

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



From: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Sent: 02 August 2020 19:54
To: [REDACTED] <[REDACTED]@hotmail.com>; [REDACTED] <HWeston@northampton.gov.uk>
Cc: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Subject: RE: N/2012/0909

Good Evening [REDACTED]

Thank you for drawing attention to this.

H [REDACTED] please could you ensure when you reply to [REDACTED] that you let us have the response too. I would also be grateful if you believe this is covered by either plans on either permission that you point us to the exact detail and measurements.

Many Thanks

Emma

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]@hotmail.com>

Date: Saturday, 01 Aug 2020, 08:20

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

Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>, Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>

Subject: Re: N/2012/0909

Further to my previous email please see additional photos.

I would be amazed if this had been approved given the impact on Braunston close.









Sent from my iPhone

On 31 Jul 2020, at 23:48, [REDACTED]@hotmail.com> wrote:

Hi H [REDACTED] I hope you are well.

I am a resident of Braunston close that has a boundary with the references development of Lancaster way.

Please could you clarify if the development has planning permission for a retaining wall across the Braunston close boundary?

I can find it anywhere on the plans.

The new development appears to be over doubling the height of the existing boundary fence that's now been taken down. They have started to dig the foundations of what I'm told will be around a 2 meter high retaining wall. This will create a barrier at the end of Braunston close of around 3.8 m high. This will have a significant impact on the environment and character of Braunston close.

I have attached a couple of pictures to highlight the difference in height that has been built up by the development.

Please could you visit me on Braunston close to see the impact for yourself and evaluate if what is being done is permitted by the development.

Kind Regards



<image0.jpeg>

<image1.jpeg>



Sent from my iPhone

From: E [REDACTED] Philpott on behalf of Contact NBC
To: Julie Davenport (Cllr)
Subject: NCN000224
Date: 04 August 2020 11:35:53
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 this with our dedicated Planning team, reference NCN000224. They will contact you within the next five working days to discuss this further. We log things in this manner to ensure that all correspondence is kept together, and responded to appropriately.

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

Kind Regards

[REDACTED]
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: 02 August 2020 19:12
To: [REDACTED]@hotmail.com>; [REDACTED] <HWeston@northampton.gov.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>
Subject: RE: N/2012/0909

Hi H [REDACTED]

As soon as I saw the first photo my thought was 'flooding'. I was badly flooded because I live in the lowest part of Gloucester Crescent. Can you please advise the flood drainage plan when all the water pours from that high ground? Is drainage in that location planned? Is any sort of mitigation planned?

Obviously the lack of planning permission needs to be investigated for those walls and the very high fencing. It's so unfair to nearby residents with what they are having to put up with.

Kind regards

Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]@hotmail.com>

Date: Saturday, 01 Aug 2020, 8:20 am

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

Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>, Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>

Subject: Re: N/2012/0909

Further to my previous email please see additional photos.

I would be amazed if this had been approved given the impact on Braunston close.

Sent from my iPhone

On 31 Jul 2020, at 23:48, [REDACTED]@hotmail.com> wrote:

? Hi H [REDACTED] I hope you are well.

I am a resident of Braunston close that has a boundary with the references development of Lancaster way.

Please could you clarify if the development has planning permission for a retaining wall across the Braunston close boundary?

I can find it anywhere on the plans.

The new development appears to be over doubling the height of the existing boundary fence that's now been taken down. They have started to dig the foundations of what I'm told will be around a 2 meter high retaining wall. This will create a barrier at the end of Braunston close of around 3.8 m high. This will have a significant impact on the environment and character of Braunston close.

I have attached a couple of pictures to highlight the difference in height that has been built up by the development.

Please could you visit me on Braunston close to see the impact for yourself and evaluate if what is being done is permitted by the development.

Kind Regards



<image0.jpeg>

<image1.jpeg>



Sent from my iPhone

From: D [REDACTED] Berrill
To: H [REDACTED] Weston
Subject: RE: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update
Date: 04 August 2020 06:16:06

Morning H [REDACTED]

I'm sorry to hear that; the only possible plus is that it wasn't Barry himself you were hearing from!

There is now a short period of calm on site with no more finals expected for at least two weeks.

Kind regards

D [REDACTED]

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

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 03 August 2020 17:04
To: [REDACTED] <DBerrill@northampton.gov.uk>
Subject: RE: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update

Thanks for letting me know about this last week D [REDACTED]

We did indeed hear from the lady on Friday!

Kind Regards,

[REDACTED] Principal Planning Officer
01604837848

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

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

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

From: [REDACTED] <DBerrill@northampton.gov.uk>
Sent: 28 July 2020 17:25
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: Barry Howard Homes Off Lancaster Way- Possible Planning Conditions FW: Urgent Update
Importance: High

Hi H [REDACTED]

Barry Howard Homes - Off Lancaster Way - Possible Planning Conditions

The tenants of Plot [REDACTED] are due to move in on Thursday 30 July 2020 and have been told by the agency acting for her that NBC are preventing her moving in.

The lady and her son become homeless on Thursday so are dependant that the property can be occupied.

In confidence I can tell you that Building Control will be ready as I just await certs from site then will issue our final certificate but I cannot tell this Sarah as Building Control files are confidential.

There are also two Planning Conditions which the contractor is worried will not be satisfied and therefore will prevent occupation of the unit unleashing the tenant on to the Council so just a heads up really to be prepared for the excitement on Thursday.

Kind regards

D [REDACTED]

[REDACTED] Principal Building Control Surveyor
01604 838928

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

From: [REDACTED] <FDenton@northampton.gov.uk> On Behalf Of Building Control
Sent: 28 July 2020 11:38
To: [REDACTED] <DBerrill@northampton.gov.uk>; [REDACTED] <lhunter@northampton.gov.uk>
Subject: FW: Urgent Update
Importance: High

Hello,

Following my email this morning in relation to Harvester Way, we have received the following email from Sarah.

Kind Regards,

[REDACTED] Registration Officer

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

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

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

From: [REDACTED] <[REDACTED]@gmail.com>
Sent: 28 July 2020 11:29
To: Building Control <buildingcontrol@northampton.gov.uk>
Subject: Urgent Update

Good morning

I was hoping to get an update on the completion of a property I am due to move into in Harvester way Northampton.

We have unfortunately been told that the property will not be ready by Monday for us to move into leaving my family potentially homeless.

We have been waiting since the end of April and as you can imagine this is extremely frustrating for us, we have to be out of our property by Monday but due to certificates not being issued we are now left in a very upsetting situation to which we may have nowhere to go.

I would be extremely grateful if you could look into this urgently and get back to me.

I hope to hear from you soon



From: [REDACTED]
To: [David Simmons-Lindill](#)
Cc: [R \[REDACTED\] Bovey](#); [H \[REDACTED\] Weston](#); [J \[REDACTED\] Willoughby](#)
Subject: RE: n/2020/0769 - Lancaster Way
Date: 04 August 2020 13:24:31

Hi,

The outstanding items were cert b and block plan which were received on Friday. There's a mistake on the block plan that I asked them to amend (see email on Civica). Once they fix it, the app should be okay to validate.

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 or buildingcontrol@northampton.gov.uk email addresses – this will allow us to respond to you if any of us are on leave or unable to work during this time.

From: David Simmons-Lindill <dsimmons-lindill@northampton.gov.uk>

Sent: 04 August 2020 13:20

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

Cc: [REDACTED] <DJaskulska@northampton.gov.uk>

Subject: n/2020/0769 - Lancaster Way

Hi

I'm running the audit of applications that are not valid yet and this ones been flagged up. Considering the location and the applicant I was wondering if any further action is needed before its returned as invalid next week?

Can you please advise asap?

Thank you

David Simmons-Lindill | Registration & Support Manager

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

NN1 1DE | 0300 330 7000

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From: James Hill (Cllr)
To: Jonathan Nunn (Cllr); Tim Hadland (Cllr); Phil Larratt (Cllr)
Subject: FYI- RE Lancaster Way
Date: 05 August 2020 09:14:03

<https://www.northamptonchron.co.uk/news/people/residents-still-unable-move-northampton-new-builds-developer-and-council-dispute-2933042>

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED] on behalf of Building Control
To: [REDACTED]
Subject: RE: Application FP/2019/381
Date: 05 August 2020 10:22:25
Attachments: Completion Certificates Plots 1, 2, 3, 4, 31, 133, 134, 137 and 138.pdf
image001.png

Good Morning [REDACTED]

Thank you for your email.

Please find attached completion certificates for the plots you've requested.

Kind Regards,

[REDACTED] Registration Officer

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Northampton
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From: [REDACTED]@barryhowardhomes.com>
Sent: 03 August 2020 17:03
To: Building Control <buildingcontrol@northampton.gov.uk>
Subject: RE: Application FP/2019/381

FAO: [REDACTED]

Please can you email me the building control completion certs for all plots to date please, especially historical issues, i.e for plots,
1, 2, 3, 4, 5, 6,7,31,133,134,137, 138:

Kind Regards,

[REDACTED]
Technical Manager

Barry Howard Homes
9 Basset Court, Loake Close, Grange Park, Northampton, NN4 5EZ

Tel: 01604 629305
Mobile: [REDACTED]
Email: [REDACTED]@barryhowardhomes.com

From: [REDACTED] <ROxley@northampton.gov.uk> **On Behalf Of** Building Control
Sent: 03 August 2020 08:44
To: [REDACTED]@barryhowardhomes.com>
Cc: [REDACTED]@barryhowardhomes.com>
Subject: Application FP/2019/381

Caution! This message was sent from outside your organization.

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

Please find attached the following file:
Completion Certificate_FP2019381(1).pdf

Kind regards
[REDACTED] Planning Support Officer
0300 330 7000 Option 6

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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>>

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Northampton Borough Council, The Guildhall, Northampton, United Kingdom,

From: [REDACTED]
To: Julie Davenport (Cllr)
Subject: Re: FW: Lancaster Way
Date: 05 August 2020 22:02:17

Thanks Julie!

On Wed, 5 Aug 2020, 21:56 Julie Davenport (Cllr), <cllr.jdavenport@northampton.gov.uk> wrote:

Hi [REDACTED]

Please see email below that I sent to Highways. As soon as I get a response I'll forward it to you.

Kind regards
Julie

Sent with BlackBerry Work
(www.blackberry.com)

From: Julie Davenport (Cllr)
<cllr.jdavenport@northampton.gov.uk<<mailto:cllr.jdavenport@northampton.gov.uk>>>
Date: Wednesday, 05 Aug 2020, 9:51 pm
To: [REDACTED] <aleighton@mgwsp.co.uk<<mailto:aleighton@mgwsp.co.uk>>>
Subject: Lancaster Way

Hi A [REDACTED]

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

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

[REDACTED]
Thank you!
Julie

Sent with BlackBerry Work
(www.blackberry.com)

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

From: H [REDACTED] Weston
To: [REDACTED]
Cc: Emma Roberts (Cllr); Julie Davenport (Cllr)
Subject: RE: N/2012/0909
Date: 05 August 2020 17:02:27

Good afternoon [REDACTED]

With regards to the flood and drainage issues raised by Cllr Davenport, both applications have been subject to consultation with the Lead Local Flood Authority, Environment Agency and Anglian Water and no objections were received. The levels difference and the retaining walls needed here and in other parts of the development were part of the application 2019/1277 and retaining walls were also approved within 2012/0909.

Kind Regards,

[REDACTED] **Principal Planning Officer**
01604837848

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

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From: [REDACTED]@hotmail.com>
Sent: 03 August 2020 18:05
To: [REDACTED] <HWeston@northampton.gov.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Subject: Re: N/2012/0909

Thank you for the information H [REDACTED]

I think the concern I have is that this was never on the original plans and was never needed.

The land has been built up by the builders to this level and should have been avoided. The properties should have been built at the existing ground level and factored into the plans.

Our road has gone from a field view to a 3.8 meter barrier. How is this in keeping with the area?

How is this acceptable? Isn't it the role of the planning office to protect residents and ensure that new developments are sympathetic to the neighbouring land. Shouldn't the planning department be ensuring the development factors these issues in to the Original plans Prior to

planning being issued for transparency, rather when it's too late as buildings have been put up?

I didn't object to the original planning because of the limited impact I thought the development would have. If this had been transparent from the start rather than quietly added as an amendment that would not have been the case.

Please could you address the flooding risks and drainage questions asked by the councillor.

Kind Regards

[REDACTED]

Sent from my iPhone

On 3 Aug 2020, at 16:21, Hannah Weston <HWeston@northampton.gov.uk> wrote:

Good afternoon [REDACTED]

Thank you for your emails.

I have looked into the applications on the adjoining site (2012/0909 and 2019/1277) and the consent for your estate (2003/0271).

The difference in levels is around 2 metres, such that there would need to be a retaining wall between the sites of around 2 metres in height. A 1.8 metre fence would be erected on top of this retaining wall.

This level difference has been approved in principle by committee for application N/2019/1277.

Whilst the level differences do result in a 2 metre retaining wall when viewed from your street, as approved under application N/2012/0909 there is consented a double garage on top of a retaining wall at the end of your road.

This garage has now been removed from the scheme under application N/2019/1277 which should improve the relationship when viewed from your street when compared to what can be built under application N/2012/0909.

<image005.jpg>

Kind Regards,

Principal Planning Officer

01604837848

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From: [REDACTED]@hotmail.com>

Sent: 31 July 2020 23:48

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

Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>

Subject: N/2012/0909

Hi H [REDACTED] I hope you are well.

I am a resident of Braunston close that has a boundary with the references development of Lancaster way.

Please could you clarify if the development has planning permission for a retaining wall across the Braunston close boundary?

I can find it anywhere on the plans.

The new development appears to be over doubling the height of the existing boundary fence that's now been taken down. They have started to dig the foundations of what I'm told will be around a 2 meter high retaining wall. This will create a barrier at the end of Braunston close of around 3.8 m high. This will have a significant impact on the environment and character of Braunston close.

I have attached a couple of pictures to highlight the difference in height that has been built up by the development.

Please could you visit me on Braunston close to see the impact for yourself and evaluate if what is being done is permitted by the development.

Kind Regards

[REDACTED]
<image001.jpg>

<image002.jpg>
[REDACTED]

Sent from my iPhone

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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.

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www.northampton.gov.uk

From: L [REDACTED] Aphale
To: [REDACTED] Peter Baguley
Cc: H [REDACTED] Weston
Subject: RE: new housing development- Lancaster Way
Date: 05 August 2020 15:44:33

Good Afternoon [REDACTED]

Would 2pm on Monday 10th be a convenient time for you? What would be the best number for Peter to call you on please?

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

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

From: [REDACTED]@icloud.com>
Sent: 05 August 2020 13:47
To: Peter Baguley <PBaguley@northampton.gov.uk>
Cc: [REDACTED] <HWeston@northampton.gov.uk>; [REDACTED] <LAphale@northampton.gov.uk>
Subject: Re: new housing development- Lancaster Way

I can be flexible and fit in with you as I am not currently [REDACTED]

I would prefer to not speak at the weekend, so if you want to give me a date, time and preferred telephone number I will contact you.

Kind regards

[REDACTED]

> On 5 Aug 2020, at 13:23, Peter Baguley <PBaguley@northampton.gov.uk> wrote:

>

> Good afternoon [REDACTED]

> Thanks for getting in touch about this. I'd be happy to discuss the Council's position on this with you over the phone. My diary is very busy over the next couple of days, but if you can give me an idea of when you might be available, we can agree a time to talk.

> Regards

> Peter

>

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

> 01604 838921

>

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

> NN1 1DE | 0300 330 7000

>

> -----Original Message-----

> From: [REDACTED]@icloud.com>


> Sent: 05 August 2020 10:32

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

> Cc: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED]@framptons-planning.com; [REDACTED]

> <HWeston@northampton.gov.uk>; barry.howard@barryhowardhomes.com

> Subject: new housing development- Lancaster Way

>
> Dear All
>
> Sorry for the group email but I was unsure of whom maybe able to help me.
>
> I am one of the tenants waiting to move into a property on Harvester Way.
>
> I have read all of the public documentation and the news article reported about this development by the Northampton Chronicle.
>
> I am baffled to why this is not being made a priority by Northampton Borough Council, especially as this development has been going on for years.
>
> Also with the new government laws coming out last week (to be implemented no later than September 2020), to ensure that housing is available, that towns are regenerated, and more importantly to get the economy moving again following the pandemic and to cut out unnecessary bureaucracy that slows this process this is not something NBC is trying to do and not being seen as a priority.
>
> I am not moaning at NBC specifically, I understand they need to complete necessary checks, but it would be helpful to get a proposed timeline for residents and if the houses are safe to live in allow members of the public to do so.
>
> I currently have given up my tenancy in Essex and I was due to move into the property on the 24th July.
>
> Ironically, NBC have issued me with a payment schedule of £193 per month for council tax on this property even though NBC are also not allowing me to move in.
>
> I have been staying in hotels in Northampton but due to the cost financially I am now back in Essex living with family members.
>
> However this is only a short term solution as on the 1st September I am due to start teaching in a Northampton School with nowhere to live and no family members to support me.
>
> Again I'm not moaning, I just want to have some clarity on a timeline and that NBC are treating this as a high priority.
>
> I will be calling the council today to speak to someone in person and to get support over my housing situation, but I would also appreciate confirmation of receipt of this email.
>
> Kind Regards
>
> 
>
> Sent from my iPhone
>
> 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.
>
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> +44 (0)300 330 7000
> www.northampton.gov.uk

From: J [REDACTED] Willoughby on behalf of Planning Enforcement
To: Planning Enforcement
Subject: admin e/2018/1157
Date: 06 August 2020 08:47:30

Please attach to e/2018/1157

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

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 03 August 2020 16:36
To: Planning Enforcement <planningenforcement@northampton.gov.uk>
Subject: FW: N/2012/0909 / N/2019/1277

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

From: [REDACTED] <[REDACTED]@hotmail.com>
Sent: 02 August 2020 21:18
To: [REDACTED] <HWeston@northampton.gov.uk>
Cc: Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Subject: Re: N/2012/0909 / N/2019/1277

Sorry I believe this also refers to N/2019/1277

How can someone be allowed to over double the height of a boundary taking all the light to build the new Great Wall of Braunston ?

Sent from my iPhone

> On 1 Aug 2020, at 08:20, [REDACTED] <[REDACTED]@hotmail.com> wrote:

>

> ? Further to my previous email please see additional photos.

>

> I would be amazed if this had been approved given the impact on Braunston close.

>

> <image0.jpeg>

> <image1.jpeg>

> <image2.jpeg>

> <image3.jpeg>

> <image4.jpeg>

> <image5.jpeg>

>

>

>

> Sent from my iPhone

>

>>> On 31 Jul 2020, at 23:48, [REDACTED] <[REDACTED]@hotmail.com> wrote:

>>>

>> ? Hi H [REDACTED] I hope you are well.

>>

>> I am a resident of Braunston close that has a boundary with the references development of Lancaster way.

>>

>> Please could you clarify if the development has planning permission for a retaining wall across the Braunston close boundary?

>>

>> I can find it anywhere on the plans.

>>

>> The new development appears to be over doubling the height of the existing boundary fence that's now been

taken down. They have started to dig the foundations of what I'm told will be around a 2 meter high retaining wall. This will create a barrier at the end of Braunston close of around 3.8 m high. This will have a significant impact on the environment and character of Braunston close.

>>

>> I have attached a couple of pictures to highlight the difference in height that has been built up by the development.

>>

>> Please could you visit me on Braunston close to see the impact for yourself and evaluate if what is being done is permitted by the development.

>>

>> Kind Regards

>> [REDACTED]

>> <image0.jpeg>

>> <image1.jpeg>

>> [REDACTED]

>>

>> Sent from my iPhone

From: [REDACTED]
To: H [REDACTED] Weston
Cc: [REDACTED]
Subject: FW: Lancaster Way discharge of conditions
Date: 06 August 2020 15:56:08

Hi H [REDACTED]

Is it just me or is this out of order, given his firm created the massive problems on site? Frankly I'm surprised he actually put it in writing, let alone replied to all.

H

From: Barry Howard [mailto:barry.howard@barryhowardhomes.com]
Sent: 06 August 2020 15:54
To: [REDACTED] <HWebb@northamptonshire.gov.uk>
Cc: [REDACTED]@framptons-planning.com; hweston@northampton.gov.uk
Subject: Re: Lancaster Way discharge of conditions

H [REDACTED]

Many thanks. A young Mum and her 12 year old daughter are relying on you before they're Homeless!!

No pressure! Sorry.

Thanks

Barry Howard

Sent from my iPhone

On 6 Aug 2020, at 15:50, [REDACTED] <HWebb@northamptonshire.gov.uk> wrote:

?

Dear [REDACTED] I understand your office and your client have been trying to reach me about discharging a condition for the original permission at Lancaster Way Northampton. I have had the consulta

Caution! This message was sent from outside your organization.

Allow sender [REDACTED]

[REDACTED]
Dear [REDACTED]

I understand your office and your client have been trying to reach me about discharging a condition for the original permission at Lancaster Way Northampton. I have had the consultation from the planning authority and have assured the case officer that I will look at it as soon as I can. I hope to be able to do so this week but if not I will aim for early next week. With seven local authorities to cover I'm afraid my workload does not always allow me to move things around. Please rest assured I appreciate your sense of urgency and will do my best.

Regards,

[REDACTED] MSc MCIEEM

Principal Project Officer

Planning Services

Northamptonshire County Council

One Angel Square

4 Angel Street

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From: J. Nuth
To: H. Weston
Subject: RE: Lancaster Way /Towcester Road Planning Committee - outcome and conditions
Date: 06 August 2020 12:12:20
Attachments: image006.png
image007.png

Thanks H. My link is not working either. Frustrating isn't it !

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

From: <HWeston@northampton.gov.uk>
Sent: 06 August 2020 11:59
To: <JNuth@northampton.gov.uk>; <@rentplus-uk.com>
Subject: RE: Lancaster Way /Towcester Road Planning Committee - outcome and conditions

Good morning,

Application N/2019/1277 was approved in principle by Planning Committee subject to a S106 legal agreement being completed. As such permission has not been approved yet for the amended scheme however it has authorisation to be approved once a legal agreement is completed.

You can read the committee report and the conditions are at the end of this by going on the Council's website and hovering over 'your council' and then clicking 'meetings and minutes.' You should then be able to search for planning committee on the 28th July 2020 and when you find this there will be an agenda back which includes the report (and conditions) for 2019/1277.

Sorry I cannot give you a direct link – the website is not currently working on my system.

Kind Regards,

Principal Planning Officer
01604837848

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

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From: <JNuth@northampton.gov.uk>
Sent: 06 August 2020 11:41
To: <@rentplus-uk.com>
Cc: <HWeston@northampton.gov.uk>
Subject: RE: Lancaster Way /Towcester Road Planning Committee - outcome and conditions

Dear

RE: Lancaster Way /Towcester Road Planning Committee - outcome and conditions

No, I'm afraid not the decision notification below is all I received. I don't know the detail around the conditions.

It may be worth asking H. Weston the Principle Planning Officer who I've copied in to this email for ease of reference.

Hope this helps.

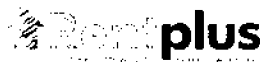
Best regards

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

From: <@rentplus-uk.com>
Sent: 06 August 2020 11:33
To: <JNuth@northampton.gov.uk>
Subject: RE: help

Thanks J do you know any of the detail around conditions?

Area Manager (East & Home Counties)



Offices in Plymouth, London and Milton Keynes

11 Exchange Square, 21 North Fourth Street, Milton Keynes, MK9 1HL



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

Sent: Thursday, August 6, 2020 10:45 AM

To: [REDACTED]@rentplus-uk.com>

Subject: RE: help

Dear [REDACTED]

Please see the details of the Planning Committee Decision of 29 July 2020 in respect of Lancaster Way

REF	LOCATION	PROPOSAL	TYPE	CLG	DECISION	DECISION DATE	ISSUE DATE
N2019/1277	Development Land Lancaster Way Northampton	Variation of Conditions 2 of Planning Permission N 2017/0506 (Proposed residential development of 139 residential dwellings, garages and associated works including new access roundabouts to alter the layout of the development alter house types and remove and alter garages and variation of conditions 3 4, 5, 6, 7, 8, 11, 12, 13, 15, 18, 19, 21, 22, 23, 24, 25, and 26 to be in accordance with details submitted. Removal of conditions 10 and 14	Variation of Conditions	K07	APPROVAL IN PRINCIPLE Subject to Section 106	29/07/2020	

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

From: [REDACTED]@rentplus-uk.com>

Sent: 06 August 2020 09:11

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

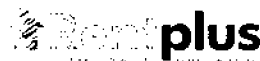
Subject: help

Morning [REDACTED]

Hope you are well and surviving the heat. I wonder if I can ask for your help please – we are trying to source the outcome of the planning committee on Towcester road last week – I have tried contacting dem services without success – are you able to let us know? I think we can still salvage the deal once we know the conditions associated

Many thanks emma

Area Manager (East & Home Counties)



Offices in Plymouth, London and Milton Keynes

From: [REDACTED]
To: H [REDACTED] Webb
Cc: "barry.howard@barryhowardhomes.com"; H [REDACTED] Weston
Subject: RE: Lancaster Way discharge of conditions
Date: 06 August 2020 16:08:08

Dear [REDACTED]

Thank you an early response would be much appreciated.

Kind regards

[REDACTED]

Planning Director

Oriel House

42 North Bar

Banbury

Oxfordshire

OX16 0TH

Tel: 01295 672310 Fax: 01295 275606

Email: [REDACTED]@framptons-planning.com

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From: [REDACTED]@northamptonshire.gov.uk>
Sent: 06 August 2020 15:50
To: [REDACTED]@framptons-planning.com>
Cc: 'barry.howard@barryhowardhomes.com' <barry.howard@barryhowardhomes.com>;
'hweston@northampton.gov.uk' <hweston@northampton.gov.uk>
Subject: Lancaster Way discharge of conditions

Dear [REDACTED]

I understand your office and your client have been trying to reach me about discharging a condition for the original permission at Lancaster Way Northampton. I have had the consultation from the planning authority and have assured the case officer that I will look at it as soon as I can. I hope to be able to do so this week but if not I will aim for early next week. With seven local authorities to cover I'm afraid my workload does not always allow me to move things around. Please rest assured I appreciate your sense of urgency and will do my best.

Regards,

[REDACTED] MSc MCIEEM

Principal Project Officer

Planning Services

Northamptonshire County Council

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From: [REDACTED]
To: [HWeston](mailto:HWeston@northampton.gov.uk)
Subject: RE: Lancaster Way
Date: 06 August 2020 15:36:34

Okies, that's what I'll do then. Thanks!

From: [REDACTED] [mailto:HWeston@northampton.gov.uk]
Sent: 06 August 2020 15:36
To: [REDACTED] <HWebb@northamptonshire.gov.uk>
Subject: RE: Lancaster Way

This does seem to be the approach they are using with everyone – very annoying.
It is entirely their fault.
Framptons are the agent so I usually email Julie at framptons if she has been in touch and cc Barry in.

[REDACTED] <[\[REDACTED\]@framptons-planning.com](mailto:[REDACTED]@framptons-planning.com)>
Barry Howard <barry.howard@barryhowardhomes.com>

Kind Regards,

[REDACTED] **Principal Planning Officer**
01604837848

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From: [REDACTED] <HWebb@northamptonshire.gov.uk>
Sent: 06 August 2020 15:03
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: Lancaster Way

Just to bring you up to speed: another two calls, one from Framptons and one from Barry Howard Homes about this one. Each time it's a different person, and it's always urgent. I feel like I'm under siege. I'm not sure if I should call everyone back individually to tell them their screw up doesn't equal my emergency but perhaps that would be overly harsh...!

H

From: [REDACTED] [mailto:HWeston@northampton.gov.uk]
Sent: 06 August 2020 11:17
To: [REDACTED] <HWebb@northamptonshire.gov.uk>
Subject: RE: Lancaster Way

Thanks

Kind Regards,

[REDACTED] **Principal Planning Officer**
01604837848

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From: [REDACTED] <HWebb@northamptonshire.gov.uk>
Sent: 06 August 2020 11:16
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: Lancaster Way

Thanks, I see it now.

As it's you I'll try to bump it up the list and see if I can get it done tomorrow; I've got a pretty full day today but tomorrow looks lighter ☺

H

From: [REDACTED] [mailto:HWeston@northampton.gov.uk]
Sent: 06 August 2020 11:13
To: [REDACTED] <HWebb@northamptonshire.gov.uk>
Subject: RE: Lancaster Way

Hi

You should hopefully have received a consultation on this one on the 30th July, if you haven't let me know as it probably means no-one has!

It is an ordinary consultation one, however, there is press involvement and it's all a nightmare so if you can look at it more quickly than usual it would help us out, but no problem if you can't.

Thanks

Kind Regards,

Principal Planning Officer
01604837848

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From: [REDACTED] <HWebb@northamptonshire.gov.uk>
Sent: 06 August 2020 11:08
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: RE: Lancaster Way

Hi H [REDACTED]

Ah, I understand. Will these condition discharges be subject to consultation? If the applicant is just trying to hurry along something that ordinarily would go through consultation then I shall simply add them to the queue.

On the other hand I'm more than happy to help you out if you need a quick turnaround, especially after all the craziness on this one...

Cheers

From: [REDACTED] [<mailto:HWeston@northampton.gov.uk>]
Sent: 06 August 2020 10:39
To: [REDACTED] <HWebb@northamptonshire.gov.uk>
Subject: RE: Lancaster Way

Hi [REDACTED]

Sorry for not updating you, it's been manic recently. It was decided that with the site being allocated and with the previous approval we would have to recommend approval despite the impact on the badgers. This has been approved in principle but they do not get permission until a s106 is completed.

I believe they are calling regarding the 2012/0909 approval.

Because they have occupied the site in breach of conditions on the 2012 approval, they are trying to discharge these conditions on the 2012 approval asap to regularise the breach. As such they have to submit the information but based on the approved scheme under 2012 and not the

amended scheme we have been looking at. It's all a bit complicated but what we are looking at is – are the details acceptable based on the 2012/0909 approved scheme.

Thanks

Kind Regards,

Principal Planning Officer
01604837848

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From: <HWebb@northamptonshire.gov.uk>
Sent: 06 August 2020 10:33
To: <HWeston@northampton.gov.uk>
Subject: Lancaster Way

Hi H

told me this had gone to committee so I happened to have watched some of it yesterday. Now I've had an email – with a read receipt – from (which you'll have seen), and I've just had notice of a missed call from Barry Howard Homes.

Any idea what this is all about? Or is it just the bat and bird box plan for the 2012 application, which I assume will be put out to normal consultation..?

Cheers

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From: David Simmons-Lindill on behalf of Building Control
To: [REDACTED]@barryhowardhomes.com"
Subject: Application FP/2019/381
Date: 07 August 2020 12:37:39
Attachments: Completion Certificate FP2019381(1).pdf
Completion Certificate FP2019381(2).pdf

Please see the attached correspondence regarding the above Building Regulations application or enquiry.

David Simmons-Lindill | Registration & Support Manager

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

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From: Julie Davenport (Cllr)
To: [REDACTED]
Subject: FW: Planning Application N/2020/0769 Land off Lancaster Way Northampton Northamptonshire
Date: 07 August 2020 06:57:13
Attachments: eCon Cllr Julie Davenport.pdf

Sent with BlackBerry Work
(www.blackberry.com)

From: Planning <planning@northampton.gov.uk>
Date: Friday, 07 Aug 2020, 6:49 am
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Subject: Planning Application N/2020/0769 Land off Lancaster Way Northampton Northamptonshire

Please see the attached letter regarding the above planning application which has been received by the Northampton Borough Council. Please follow the link below in order to view plans and information regarding this application. Insert the Application Reference Number in full into the search box and click submit

<http://planning.northamptonboroughcouncil.com/planning>

Please send your response to planning@northampton.gov.uk

Please send any correspondence relating to this application to planning@northampton.gov.uk quoting the reference number in the subject line.

Kind regards.

[REDACTED] Planning and Building Control Registration Officer
0300 330 7000 option 6

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From: H [REDACTED] Weston
To: [REDACTED]
Cc: [REDACTED] Peter Baguley; J [REDACTED] Willoughby; T [REDACTED] Roberts
Subject: Lancaster Way 2012/0909
Date: 07 August 2020 15:54:45
Attachments: [image001.png](#)
[image002.png](#)
[DOC Reponse Letter 2012-0909 2.pdf](#)

Dear [REDACTED]

Please find attached confirmation that the details for conditions 4 and 22 of N/2012/0909 are accepted.

For Condition 15 – please can you move the bin store roughly where the black rectangle is. This isn't in the open space and can easily be accessed from the car park.

Condition 3 (boundaries) – can you update to show access through to the bin store and also show the gate at the eastern private right of way and bollards at the western, as approved.

For conditions 5, 18, 23, 24 and 25 I await comments from NCC Highways.

Kind Regards,

[REDACTED] Principal Planning Officer

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

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From: [REDACTED]
To: Planning
Cc: H [REDACTED] Weston
Subject: N/2012/0909 Lancaster Way
Date: 07 August 2020 15:13:46

Dear H [REDACTED]

I'm writing in response to your consultation on the above application to discharge Condition 22 (bat and bird box scheme) at Lancaster Way. Having reviewed the Bat and Bird Box Location Map (dwg 2017-03(01)) and associated letter from ecolocation I'm satisfied that the condition can be discharged.

Thanks very much; please don't hesitate to get in touch with any questions.

Regards,

[REDACTED] MSc MCIEEM

Principal Project Officer

Planning Services

Northamptonshire County Council

One Angel Square

4 Angel Street

Northampton

NN1 1ED

Tel: 01604 361210

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From: [REDACTED] on behalf of Planning
To: Emma Roberts (Cllr)
Subject: Planning Application N/2020/0769 Land off Lancaster Way Northampton Northamptonshire
Date: 07 August 2020 06:47:00
Attachments: eCon Cllr Emma Roberts.pdf

Please see the attached letter regarding the above planning application which has been received by the Northampton Borough Council. Please follow the link below in order to view plans and information regarding this application. Insert the Application Reference Number in full into the search box and click submit

<http://planning.northamptonboroughcouncil.com/planning>

Please send your response to planning@northampton.gov.uk

Please send any correspondence relating to this application to planning@northampton.gov.uk quoting the reference number in the subject line.

Kind regards.

[REDACTED] Planning and Building Control Registration Officer
0300 330 7000 option 6

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From: [REDACTED]
To: "Barry Howard"; [REDACTED]
Cc: [REDACTED]@kierwsp.co.uk; [REDACTED] H [REDACTED] Weston;
Subject: RE: Application to Discharge Conditions on N/2012/0909
Date: 07 August 2020 13:51:28

Barry,

I have responded to H [REDACTED] Weston regarding the layout issue, that I believe was the last outstanding problem on this site. It is a minor issue and should be able to be rectified easily.

Kind regards,
[REDACTED]

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

Sent: 07 August 2020 10:06

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

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

[REDACTED]@barryhowardhomes.com>

Cc: [REDACTED]@kierwsp.co.uk; [REDACTED]@kierwsp.co.uk>; H [REDACTED] Weston

<HWeston@northampton.gov.uk>; [REDACTED]@framptons-planning.com>; [REDACTED]

[REDACTED]@framptons-planning.com>

Subject: Re: Application to Discharge Conditions on N/2012/0909

[REDACTED]
Morning have you had a chance to look at this please. V V urgent.

Thanks Barry

Sent from my iPhone

On 6 Aug 2020, at 12:00, Barry Howard <barry.howard@barryhowardhomes.com> wrote:

[REDACTED]

Hi. We are desperately trying to discharge this Condition and others to assist Tenants to move into Lancaster Way.

We paid the £110k to NCC and £80k to NBC for Pre Occ 106 payments back in June but this paperwork is now the only thing stopping these poor people from getting in their homes.

If you could expedite it urgently please. Not for BHH but for some desperate families as you probably saw in The Chron & Echo yesterday!!!!

Many thanks

Barry

Sent from my iPhone

On 6 Aug 2020, at 10:15, [REDACTED]
[REDACTED]@framptons-planning.com> wrote:

This sender is trusted.

Our ref: PJF/gp/PF/10282

Dear [REDACTED]

Town and Country Planning Act 1990
Application to Discharge Conditions on N/2012/0909
Lancaster Way, Northampton

I refer to the letter from H [REDACTED] Weston dated 30th July 2020, seeking a consultation response from NCC Highways with regard to conditions on the above planning permission.

The above planning permission has three 'pre-occupation' conditions which may include details on which the Local Highway Authority has been consulted. These relate to conditions 5, 24 and 25.

Condition 5 states:

'Full details of the proposed surface treatments of roads, accesses, parking areas, footpaths and private drives including their gradients shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.'

Condition 24 states:

'Notwithstanding the details submitted, a maintenance strategy for the development's internal access roads shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully in place prior to the first occupation of the development hereby permitted and shall be retained thereafter.'

Condition 25 states:

'Prior to the first occupation of any unit of the proposed development the applicant shall provide a full Travel Plan for written agreement by the Local Planning Authority. The measures identified shall thereafter be carried out in accordance with a timetable to be included in the full Travel Plan.'

For all intents and purposes, the same details have been submitted pursuant to the 2019 application (Ref: N/2019/1277). The Planning Committee has resolved to approve the details at the Planning Committee on 28th July 2020. Conditions are proposed for the 2019 permission which require compliance, namely:

- Proposed Condition 4: Surface treatment of roads
- Proposed Condition 19: Toucan crossing
- Proposed Condition 20: maintenance strategy
- Proposed Condition 21: Travel Plan

I attach the Officer's Report to the Planning Committee, which sets out the proposed Planning Conditions for the 2019 permission.

As you may be aware, many of these homes are now complete and new households are eager to occupy. The Planning Authority considers that occupations should not take place in advance of these conditions being dealt with. As some of these households will be 'homeless' without occupation of their new homes, may I request a prompt attention to the latest consultation.

As the details have been reported favourably to the Planning Committee in the context of the 2019 permission, I do not envisage any issues arising for this set of details pursuant to the 2012 planning permission.

I hope you will concur.

Kind regards

[Redacted Signature]

BSc (Hons), TP, MRICS, MRTPI

Attach: 280720 Officer Report to Committee N-2019-1277

CC: [Redacted] NCC
H [Redacted] Weston, NBC
[Redacted] Framptons
[Redacted] Framptons

<image001.jpg>

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 [REDACTED]

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<280720 Officer Report to Committee N-2019-1277.pdf>

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From: Barry Howard
To: H [REDACTED] Webb
Cc: [REDACTED]@framptons-planning.com; H [REDACTED] Weston
Subject: Re: Lancaster Way discharge of conditions
Date: 07 August 2020 10:07:40

[REDACTED]

Morning, have you had a chance to h e a look at this please? Really sorry to chase but it's critical to a family who are homeless.

Many thanks

Barry Howard

Sent from my iPhone

On 6 Aug 2020, at 15:50, [REDACTED] <HWebb@northamptonshire.gov.uk> wrote:

?

Dear [REDACTED] I understand your office and your client have been trying to reach me about discharging a condition for the original permission at Lancaster Way Northampton. I have had the consulta

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sophospsmartbannerend

Dear [REDACTED]

I understand your office and your client have been trying to reach me about discharging a condition for the original permission at Lancaster Way Northampton. I have had the consultation from the planning authority and have assured the case officer that I will look at it as soon as I can. I hope to be able to do so this week but if not I will aim for early next week. With seven local authorities to cover I'm afraid my workload does not always allow me to move things around. Please rest assured I appreciate your sense of urgency and will do my best.

Regards,

[REDACTED] MSc MCIEEM

Principal Project Officer

Planning Services

Northamptonshire County Council

One Angel Square

4 Angel Street

Northampton

NN1 1ED

Tel: 01604 361210

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From: D [REDACTED] Berrill
To: Building Control
Subject: FP/2019/318 - BHH Lancaster Way - Plots 20, 21, 23 - Final Certs and Load Site Certs
Date: 08 August 2020 07:05:54
Attachments: [Plot 20.zip](#)
[Plot 21.zip](#)
[Plot 22.zip](#)

Morning D [REDACTED]

Please will you issue the three finals to [REDACTED] asap and then get the site certs added to [REDACTED]

Once again many thanks

D [REDACTED] b

D [REDACTED] Berrill | Principal Building Control Surveyor

01604 838928

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>> 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: J [REDACTED] Willoughby
To: Planning Enforcement
Subject: Admin E/2018/1157
Date: 10 August 2020 07:57:06
Attachments: [image001.png](#)
[image002.png](#)
[DOC Reponse Letter 2012-0909 2.pdf](#)

Please attach to e/2018/1157

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 07 August 2020 15:55
To: [REDACTED]@framptons-planning.com>
Cc: [REDACTED]@framptons-planning.com>; Peter Baguley
<PBaguley@northampton.gov.uk>; [REDACTED] <jwilloughby@northampton.gov.uk>; [REDACTED]
<troberts@northampton.gov.uk>
Subject: Lancaster Way 2012/0909

Dear [REDACTED]

Please find attached confirmation that the details for conditions 4 and 22 of N/2012/0909 are accepted.

For Condition 15 – please can you move the bin store roughly where the black rectangle is. This isn't in the open space and can easily be accessed from the car park.

Condition 3 (boundaries) – can you update to show access through to the bin store and also show the gate at the eastern private right of way and bollards at the western, as approved.

For conditions 5, 18, 23, 24 and 25 I await comments from NCC Highways.

Kind Regards,

[REDACTED] Principal Planning Officer

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

From: [REDACTED] on behalf of Building Control
To: [REDACTED]@barryhowardhomes.com"
Subject: Application FP/2019/381
Date: 10 August 2020 11:20:22
Attachments: Completion Certificate_FP2019381(2).pdf

Please find attached the following file:
Completion Certificate_FP2019381(2).pdf

Kind regards

[REDACTED] Planning Support Officer
0300 330 7000 Option 6

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

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From: [REDACTED] on behalf of Building Control
To: [REDACTED]@barryhowardhomes.com"
Subject: Application FP/2019/381
Date: 10 August 2020 11:28:28
Attachments: Completion Certificate_FP2019381(2)(1).pdf

Please find attached the following file:
Completion Certificate_FP2019381(2)(1).pdf

Kind regards

[REDACTED] Planning Support Officer
0300 330 7000 Option 6

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NN1 1DE | 0300 330 7000

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From: [Barry Howard](#)
To: H [REDACTED] [Weston](#)
Cc: [REDACTED]
Subject: Re: Application to Discharge Conditions on N/2012/0909
Date: 10 August 2020 05:01:25

Morning guys,

[REDACTED] I'm hoping you may be able to have a look at these this morning please?

NBC are not allowing occupations as they are waiting for these replies.

I know this is all work you've seen and signed off before [REDACTED] I'm sorry about that. NBC need it again and many Tenants are relying on you're work.

Many Thanks Barry

Sent from my iPhone

On 7 Aug 2020, at 15:23, Barry Howard
<barry.howard@barryhowardhomes.com> wrote:

Oh my days!!!

[REDACTED] please could you approve that urgently.

Thanks guys.

Barry

Sent from my iPhone

On 7 Aug 2020, at 15:03, [REDACTED]
<HWeston@northampton.gov.uk> wrote:

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Good morning Barry,

[REDACTED] comments relate to the layout of the development in 2019/1277 not to the conditions under application 2012/0909.

Kind Regards,

[REDACTED] **Principal Planning Officer**

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Giles Square, Northampton, NN1 1DE | 0300 330 7000

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From: Barry Howard <barry.howard@barryhowardhomes.com>
Sent: 07 August 2020 14:25
To: [REDACTED]@northamptonshire.gov.uk>
Cc: [REDACTED]@framptons-planning.com>;
[REDACTED]<CBond@northamptonshire.gov.uk>; [REDACTED]
[REDACTED]@barryhowardhomes.com>;
[REDACTED]@kierwsp.co.uk; [REDACTED]@kierwsp.co.uk>;
[REDACTED]<HWeston@northampton.gov.uk>; [REDACTED]
[REDACTED]@framptons-planning.com>; [REDACTED]
[REDACTED]@framptons-planning.com>; [REDACTED]
[REDACTED]@gowlingwlg.com>
Subject: Re: Application to Discharge Conditions on N/2012/0909

Thanks [REDACTED]

H [REDACTED] can you please confirm that Condition is now Discharged?

Thanks Barry

Sent from my iPhone

On 7 Aug 2020, at 14:12, Jason Conway
[REDACTED]@northamptonshire.gov.uk> wrote:

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outside your organization.

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Barry,

I have responded to H [REDACTED] Weston regarding the layout issue, that I believe was the last outstanding problem on this site. It is a minor issue and should be

able to be rectified easily.

Kind regards,

[REDACTED]

From: Barry Howard

<barry.howard@barryhowardhomes.com>

Sent: 07 August 2020 10:06

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

[REDACTED]@northamptonshire.gov.uk>; [REDACTED]

[REDACTED]@barryhowardhomes.com>

Cc: [REDACTED]@kierwsp.co.uk; [REDACTED]

[REDACTED]@kierwsp.co.uk>; H [REDACTED] Weston

[REDACTED]@northampton.gov.uk>; [REDACTED]

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

[REDACTED]@framptons-planning.com>

Subject: Re: Application to Discharge Conditions on N/2012/0909

[REDACTED]

Morning have you had a chance to look at this please. V
V urgent.

Thanks Barry

Sent from my iPhone

On 6 Aug 2020, at 12:00, Barry Howard

<barry.howard@barryhowardhomes.com>

wrote:

[REDACTED]

Hi. We are desperately trying to discharge this Condition and others to assist Tenants to move into Lancaster Way.

We paid the £110k to NCC and £80k to NBC for Pre Occ 106 payments back in June but this paperwork is now the only thing stopping these poor people from getting in their homes.

The rest of this thread has been removed as a repeat of a long previous thread

From: J [REDACTED] on behalf of Planning Enforcement
To: H [REDACTED] Weston; C [REDACTED] Tuckley; I [REDACTED] Roberts
Subject: RE: lancaster way substation
Date: 10 August 2020 09:26:25

Morning H [REDACTED]

Thanks for letting us know.

Regards

J [REDACTED]

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 07 August 2020 11:01
To: Planning Enforcement <planningenforcement@northampton.gov.uk>
Subject: lancaster way substation

Hi

Just to let you know that the substation app at Lancaster way is now valid and under consideration (N/2020/0769).

Kind Regards,

[REDACTED] Principal Planning Officer

01604837848

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

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From: N [REDACTED] Scaife
To: Peter Baguley; R [REDACTED] Bovey
Subject: RE: Lancaster Way
Date: 11 August 2020 11:54:20

No, sorry.

[REDACTED] Development Management Team Leader

01604 837692

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From: Peter Baguley <PBaguley@northampton.gov.uk>
Sent: 11 August 2020 11:52
To: [REDACTED] <rbovey@northampton.gov.uk>; [REDACTED] <NScaife@northampton.gov.uk>
Subject: FW: Lancaster Way

Hi

Did H [REDACTED] brief either of you before she went on leave?

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: Peter Baguley

Sent: 11 August 2020 11:51

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

Subject: Lancaster Way

Hi H [REDACTED]

I'm mindful that the consultation finishes in just over a week; how likely is it that we will be in a position to discharge soon after that?

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: [Barry Howard](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Lancaster Way, Northampton - Barry Howard Homes
Date: 13 August 2020 16:09:31

[REDACTED]

Really kind of you to reply thanks.

So we are clear all of the Pre Occupation Conditions for the 2012 permission we are working to have been discharged by NCC, yes?

Many thanks

Barry

Sent from my iPhone

On 13 Aug 2020, at 14:18, [REDACTED]
<JConway@northamptonshire.gov.uk> wrote:

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R [REDACTED]

I have not requested anything to do with the existing footway links at this site or rights of way. This is a layout issue, where the footpath continues past the 2m point of the ramp for the transition to the shared surface. I have requested revised plans showing what I have asked for previously that has not been corrected. It should be a very minor tweak that I assume would only take minutes for the designer to amend. I just need a revised plan showing what I have asked with a new drawing number I can reference, that's all.

See attached my previous email from regarding this issue, that you were copied into.

As far as I am aware, I have recommended the discharged of all other conditions.

I hope this has clarified the issue.

Kind regards,
[REDACTED]

From: [REDACTED]@dsagroup.co.uk>
Sent: 13 August 2020 10:10

To: [REDACTED] <JConway@kierwsp.co.uk>
Cc: [REDACTED] <CBond@kierwsp.co.uk>
Subject: Lancaster Way, Northampton - Barry Howard Homes

Dear [REDACTED]

We have been requested to prepare plans/details of the existing footway links at the above site.

I assume these are the links at the east and west of the site, to facilitate the existing right of way. Please could you confirm?

We will be producing plans to show key levels and areas of surfacing. These can be used in conjunction with the architects details which show gate arrangements.

I would greatly appreciate a call today to discuss your requirements, to ensure we are preparing the details you need. Thank you.

Kind regards,

[REDACTED]

?

? ? ? ?

?

?

?

Cirencester Waterloo House The Waterloo Cirencester GL7 2PY 01285 657 328	Northampton 8 Duncan Close Moulton Park Northampton NN3 6WL 01604 782 620	London 16 Upper Woburn Pl. Euston London WC1H 0AF 02037 418 042	Birmingham Central Boulevard Blyth Valley Bus. Park Solihull B90 8AG 01564 711 008
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DSA are able to advise that it is business as usual where possible, and we would like to thank you for your continued support at this difficult time

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<RE N20191277 DEVELOPMENT LAND, LANCASTER WAY, NORTHAMPTON.>
<RE Lancaster Way 20191277>

From: [REDACTED]
To: "Barry Howard"
Cc: [REDACTED]
Subject: RE: Planning Permission Ref: 2012/0909 - Lancaster Way , Northampton
Date: 13 August 2020 16:26:50

No problem Barry, I'm sorry that I was unable to assist you further with this. Hopefully, if [REDACTED] can work with your team to finish these matters off, we will all be very pleased to reach that conclusion.

Regards & have a good evening

[REDACTED]

[REDACTED]
Senior Development Management Engineer Northamptonshire West
Northamptonshire Highways
One Angel Square
Angel Street
Northampton
NN1 1ED
Direct dial: 01604 364332

[REDACTED]
Email: vcilver@northamptonshire.gov.uk
Web: www.northamptonshire.gov.uk



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From: Barry Howard <barry.howard@barryhowardhomes.com>
Sent: 13 August 2020 16:23
To: [REDACTED] <VCilver@northamptonshire.gov.uk>
Cc: [REDACTED] <[REDACTED]@framptons-planning.com>; [REDACTED] <JConway@northamptonshire.gov.uk>; [REDACTED] <HWeston@northampton.gov.uk>; [REDACTED] <CBond@northamptonshire.gov.uk>
Subject: Re: Planning Permission Ref: 2012/0909 - Lancaster Way , Northampton

[REDACTED]

Many thanks for your help here it is seriously appreciated

██████ has in fact very kindly replied and I think, subject to his confirmation, he has recommended to H██████ to discharge the Pre Occ conditions for the 202 Permission which again is brilliantly helpful.

Hopefully Monday morning H██████ can unblock this terrible situation and we can all move on!!

Once again my sincere thanks.

Barry

Sent from my iPhone

On 13 Aug 2020, at 16:15, ████████ <VChilver@northamptonshire.gov.uk> wrote:

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I'm sorry Barry but ████████ has the full facts of the matter. If your team could get the drawings and layout sorted that would help matters along greatly

Further, H██████ Weston is also away & on holiday this week, therefore even if we are able to suggest to NBC this week that the Conditions may be discharged, H██████ will not be able to action the Discharge until next week.

Regards

██████

████████████████████

Senior Development Management Engineer Northamptonshire West
Northamptonshire Highways
One Angel Square
Angel Street
Northampton
NN1 1ED
Direct dial: 01604 364332

████████████████████

Email: vchilver@northamptonshire.gov.uk
Web: www.northamptonshire.gov.uk
<[image001.jpg](#)>

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

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

Sent: 13 August 2020 16:07

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

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

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

<HWeston@northampton.gov.uk>; [REDACTED]

<CBond@northamptonshire.gov.uk>

Subject: Re: Planning Permission Ref: 2012/0909 - Lancaster Way , Northampton

[REDACTED] thanks.

[REDACTED] how can we expedite this please??

Presumably staff illness and the like are planned for and a judgement can be made under theses extreme circumstances please??

Thanks Barry

Sent from my iPhone

On 13 Aug 2020, at 15:41, [REDACTED]
<VChilver@northamptonshire.gov.uk> wrote:

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Hi [REDACTED]

I'm afraid that I can't action this for you, it is [REDACTED] piece of work, he has all the details, I don't have them.

Regards

[REDACTED]

[REDACTED]

Senior Development Management Engineer Northamptonshire West
Northamptonshire Highways
One Angel Square
Angel Street
Northampton
NN1 1ED
Direct dial: 01604 364332
[REDACTED]
Email: ychilver@northamptonshire.gov.uk
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From: Barry Howard <barry.howard@barryhowardhomes.com>
Sent: 13 August 2020 15:38
To: [REDACTED]@framptons-planning.com>
Cc: [REDACTED] <VChilver@northamptonshire.gov.uk>; [REDACTED]
[REDACTED] <JConway@northamptonshire.gov.uk>; [REDACTED]
<HWeston@northampton.gov.uk>; [REDACTED]
[REDACTED]@framptons-planning.com>; [REDACTED]
[REDACTED]@framptons-planning.com>

Subject: Re: Planning Permission Ref: 2012/0909 - Lancaster Way ,
Northampton

Thanks guys.

This is soooo needed please [REDACTED] Not for BHH but for the Tenants.

Thanks Barry

Sent from my iPhone

On 13 Aug 2020, at 15:13, [REDACTED]
[REDACTED]@framptons-planning.com> wrote:

This sender is trusted.

Our ref: PJF/gp/PF/10282

Dear [REDACTED]

Town and Country Planning Act 1990
Planning Permission Ref: N/2012/0909
Lancaster Way , Northampton

I have tried to reach you today by telephone following a call I have received from the Applicant (Barry Howard Homes) regarding an awaited consultation response from the LHA in respect of Pre-Occupation conditions on the above planning permission. These conditions are:

- 5
- 18
- 23
- 24
- 25

I attach the planning permission for ease of reference.

The discharge of these conditions – the details of which have already been approved for the N/2019/1277 application (which awaits the completion of a Section 106 Agreement)) – is the difference between occupiers taking residence in new rented homes and being, literally, homeless.

I hope you can convey the comments of the LHA today to NBC (H [REDACTED] Weston).

Kind regards

[REDACTED]
BSc (Hons), TP, MRICS, MRTPI

Attach: N-2012-0909 Decision Notice

CC:



<image001.jpg>

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 [REDACTED]
[REDACTED]

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

From: David Simmons-Lindill on behalf of Building Control
To: [REDACTED]@barryhowardhomes.com"
Subject: Application FP/2019/381
Date: 14 August 2020 09:59:23
Attachments: Completion Certificate FP2019381(1)(1).pdf

Please see the attached correspondence regarding the above Building Regulations application or enquiry.

David Simmons-Lindill | Registration & Support Manager

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

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

From: [David Simmons-Lindill](#)
To: [Peter Baguley](#); [L Hunter](#)
Subject: FW: FP/2019/381 - BHH Lancaster Way - Site Certificate packs for 18, 22, 32
Date: 14 August 2020 10:55:28

As discussed

From: [REDACTED] <DBerrill@northampton.gov.uk>
Sent: 12 August 2020 09:30
To: David Simmons-Lindill <dsimmons-lindill@northampton.gov.uk>
Subject: RE: FP/2019/381 - BHH Lancaster Way - Site Certificate packs for 18, 22, 32

Hi D [REDACTED]

That's perfect thank you.

I have more certs to issue and load tomorrow but I will have to visit site first.

Comment not related to request

Its all go

Kind regards

D [REDACTED]

From: David Simmons-Lindill <dsimmons-lindill@northampton.gov.uk>
Sent: 12 August 2020 08:47
To: [REDACTED] <DBerrill@northampton.gov.uk>
Subject: RE: FP/2019/381 - BHH Lancaster Way - Site Certificate packs for 18, 22, 32

All loaded in

From: [REDACTED] <DBerrill@northampton.gov.uk>
Sent: 08 August 2020 06:51
To: David Simmons-Lindill <dsimmons-lindill@northampton.gov.uk>

Subject: FP/2019/381 - BHH Lancaster Way - Site Certificate packs for 18, 22, 32

Hi D [REDACTED]

Thank you for the finals on Friday.

Please can you get these docs attached to this project on [REDACTED]

Many thanks

D [REDACTED] b

From: [REDACTED] on behalf of [REDACTED]
To: [REDACTED]
Cc: H [REDACTED] Weston; [REDACTED]
Subject: N/2012/0909 - Lancaster Way , Northampton - Email 1 of 2
Date: 14 August 2020 19:27:55
Attachments: [Surface Treatments Schedule.pdf](#)
[Dwg No. 18_31006_90 Rev P14 Roundabout General Arrangement.pdf](#)
[Dwg No. 18_31006_61 Rev P3 New Toucan Crossing Construction Details.pdf](#)
[Dwg No. 18_31006_60 Rev P7 New Toucan Crossing General Arrangement.pdf](#)
[21419-01a Travel Plan.pdf](#)
[30344_01_V Proposed Site Layout.PDF](#)
Importance: High

Our ref: PJF/gp/PF/10282

Dear [REDACTED]

Town and Country Planning Act 1990
Planning Permission Ref: N/2012/0909
Lancaster Way , Northampton

As you will be aware, occupations of new homes on the above site is being resisted by NBC until all the pre-occupation conditions have been discharged. For some, occupation is the difference between a new home and being homeless.

H [REDACTED] Weston tells me that she is awaiting a consultation response from NCC-Highways on the following conditions:

- 5
- 18
- 23
- 24
- 25

I enclose the submission that has been made to NBC for each of the above conditions, namely:

Condition 5

- Surface Treatments Schedule

Condition 18

- Dwg No. 18_31006_90 Rev P14 Roundabout General Arrangement

Condition 23

- Dwg No. 18_31006_60 Rev P7 New Toucan Crossing General Arrangement
- Dwg No. 18_31006_61 Rev P3 New Toucan Crossing Construction Details

Condition 24

- Maintenance Strategy (due to total file size, this document will be attached to email 2)

Condition 25

- Travel Plan

I am aware of your comment regarding the footpath relating to Plot 7. This comment is seemingly made in respect of the N/2019/1277 application (S73 application), rather than a discharge of condition application.

The approved layout under the 2012 permission (attached to email 2) shows the originally proposed footpath arrangement. The Applicant is willing to make the amendment you have requested for the 2019 application.

Of critical concern to the Applicant is obtaining the discharge of conditions for the 2012 consent. All of these matters have been addressed in the 2019 submission – and a resolution to grant planning permission made.

Could I ask you to inform NBC as a matter of urgency that these details are acceptable so as to enable the discharge of these outstanding conditions as soon as possible. Seemingly, the receipt of your consultation response is all that is now outstanding in order to enable NBC to clear these conditions.

Kind regards

[Redacted Signature]

BSc (Hons), TP, MRICS, MRTPI

Attach: Surface Treatments Schedule

Dwg No. 18_31006_90 Rev P14 Roundabout General Arrangement

Dwg No. 18_31006_60 Rev P7 New Toucan Crossing General Arrangement

Dwg No. 18_31006_61 Rev P3 New Toucan Crossing Construction Details

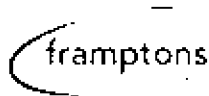
04858-R-02-A Lancaster Way Maintenance Strategy

21419-01a Travel Plan

30344_01_V Proposed Site Layout

CC: H [Redacted] Weston

[Redacted]



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 [Redacted]

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From: [REDACTED] on behalf of [REDACTED]
To: [REDACTED]
Cc: H [REDACTED] Weston; [REDACTED]
Subject: N/2012/0909 - Lancaster Way , Northampton - Email 2 of 2
Date: 14 August 2020 19:33:39
Attachments: [04858-R-02-A Lancaster Way Maintenance Strategy.pdf](#)
[30344_01_V Proposed Site Layout.PDF](#)
Importance: High

Our ref: PJF/gp/PF/10282

Dear [REDACTED]

Town and Country Planning Act 1990
Planning Permission Ref: N/2012/0909
Lancaster Way , Northampton

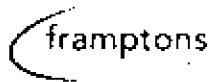
Further to my email a few minutes ago [17.27] (below for ease of reference), please find attached the remaining documents as listed at the foot of the email.

I welcome confirmation of safe receipt.

Kind regards

[REDACTED]
BSc (Hons), TP, MRICS, MRTPI

CC: H [REDACTED] Weston
[REDACTED]



Oriel House
42 North Bar
Banbury
Oxfordshire
OX16 0TH

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

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From: [REDACTED] On Behalf Of [REDACTED]
Sent: 14 August 2020 19:27
To: [REDACTED] <JConway@northamptonshire.gov.uk>

Cc: [REDACTED] <HWeston@northampton.gov.uk> [REDACTED]
[REDACTED]@framptons-planning.com>; [REDACTED]@framptons-planning.com>
Subject: N/2012/0909 - Lancaster Way , Northampton - Email 1 of 2
Importance: High

Our ref: PJF/gp/PF/10282

Dear [REDACTED]

Town and Country Planning Act 1990
Planning Permission Ref: N/2012/0909
Lancaster Way , Northampton

As you will be aware, occupations of new homes on the above site is being resisted by NBC until all the pre-occupation conditions have been discharged. For some, occupation is the difference between a new home and being homeless.

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- Dwg No. 18_31006_61 Rev P3 New Toucan Crossing Construction Details

Condition 24

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Condition 25

- Travel Plan

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Could I ask you to inform NBC as a matter of urgency that these details are acceptable so as to enable the discharge of these outstanding conditions as soon as possible. Seemingly, the receipt of your consultation response is all that is now outstanding in order to enable NBC to clear these conditions.

Kind regards

[REDACTED]
BSc (Hons), TP, MRICS, MRTPI

Attach: Surface Treatments Schedule

Dwg No. 18_31006_90 Rev P14 Roundabout General Arrangement

Dwg No. 18_31006_60 Rev P7 New Toucan Crossing General Arrangement

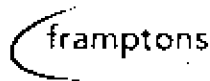
Dwg No. 18_31006_61 Rev P3 New Toucan Crossing Construction Details

04858-R-02-A Lancaster Way Maintenance Strategy

21419-01a Travel Plan

30344_01_V Proposed Site Layout

CC: H [REDACTED] Weston
[REDACTED]



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 [REDACTED]

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From: David Simmons-Lindill
To: D [REDACTED] Berrill
Subject: RE: FP/2019/381 - BHH Off Lancaster Way Plot 26 Final cert.
Date: 14 August 2020 09:59:39

Certificate issued

From [REDACTED] <DBerrill@northampton.gov.uk>
Sent: 14 August 2020 09:48
To: David Simmons-Lindill <dsimmons-lindill@northampton.gov.uk>
Subject: FP/2019/381 - BHH Off Lancaster Way Plot 26 Final cert.

Morning D [REDACTED]

I attach all the site certs which I would like to you to put onto [REDACTED] although no rush and if you are suffering the same speeds as I am you may crash the system.

Please will you organise a final cert for Plot 26 asap and email [REDACTED]

[REDACTED]@barryhowardhomes.com

Many thanks

D [REDACTED] b

From: R [REDACTED] Oxley
To: [David Simmons-Lindill](#)
Subject: RE: FP/2019/381 - BHH Off Lancaster Way Plot 26 Final cert.
Date: 14 August 2020 16:39:13

Hi D [REDACTED]

All added.

Kind regards

R [REDACTED]

From: David Simmons-Lindill <dsimmons-lindill@northampton.gov.uk>
Sent: 14 August 2020 14:22
To: [REDACTED] <ROxley@northampton.gov.uk>
Subject: FW: FP/2019/381 - BHH Off Lancaster Way Plot 26 Final cert.

If you get time today, can you add these documents to the application file please?

Any problems, please let me know

Thank you

D [REDACTED]

From: [REDACTED] <DBerrill@northampton.gov.uk>
Sent: 14 August 2020 09:48
To: David Simmons-Lindill <dsimmons-lindill@northampton.gov.uk>
Subject: FP/2019/381 - BHH Off Lancaster Way Plot 26 Final cert.

Morning D [REDACTED]

I attach all the site certs which I would like to you to put onto [REDACTED] although no rush and if you are suffering the same speeds as I am you may crash the system.

Please will you organise a final cert for Plot 26 asap and email [REDACTED]

[REDACTED]@barryhowardhomes.com

Many thanks

D [REDACTED] b

From: Jonathan Nunn (Cllr)
To: [REDACTED]
Subject: FW: Lancaster Way - MP Enquiry
Date: 17 August 2020 18:30:22
Attachments: [Lancaster Way.msg](#)
[Planning decision .msg](#)
[Fwd Lancaster Way \(N20120909\) conditions update..msg](#)

Hi [REDACTED]

In confidence, below an update on Lancaster Way development, following the contact you've had from the Developer. Also attached a few emails to illustrate the tensions around this development, including since the approval of the revised scheme, but also the pragmatic approach that Planners seem to have taken to the various issues. Antagonism between residents and the Developer has gone on for a long time, and just become worse. If anything, residents and councillors feel that Planners have been too forgiving or soft towards the Developer.

Happy to discuss further.

Regards,
Jonathan

Jonathan Nunn
Northampton Borough Council Leader
Nene Valley Ward Councillor
Tel. 01604 837210

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Emergency Help: Tel. 0300 126 1000 (option 5)
Book a test if you have symptoms – 'Phone 119 or visit www.nhs.uk/coronavirus

From: Peter Baguley
Sent: 17 July 2020 13:10
To: Jonathan Nunn (Cllr) <cllr.jnunn@northampton.gov.uk>
Cc: George Candler <GCandler@northampton.gov.uk>; James Hill (Cllr) <cllr.jhill@northampton.gov.uk>
Subject: RE: Lancaster Way - MP Enquiry

Hi Jonathan

Please find the summary below. I'm happy to expand on any of the matters if you need further detail.

- Permission was originally approved under application N/2012/0909, and development works are in process for this application. The development has not been built fully in accordance with the approved plans which has necessitated the submission of the variation application N/2019/1277.
- The current application N/2019/1277 is a variation application currently under assessment for the Lancaster Way development. This application should be heard at the 28th July 2020 Planning Committee.

- During the construction of N/2012/0909 there have been a number of complaints received by the Council from neighbouring properties.
- With regards to working hours, complaints have been received that work has been occurring outside of the agreed operating hours of 07:30 to 16:30 Monday to Friday and 08:00 to 13:00 Saturday. The Council is investigating this. One such occurrence was a weekend when Highways works were being undertaken to finish the roundabout at the entrance of the site. Whilst highways works can occur at any time and are not covered by planning conditions, spoils from this work were moved onto the site during the works and vehicles were parking on the site, which was a technical breach. On this occasion the breach was weighed against the harm to neighbouring properties from vehicles blocking the road and waste materials needing to be left on the road and it was considered justified. The developer has, however, been warned of the need to comply with the working hours and the Council is monitoring this.
- It has also come to the Council's attention that occupation has occurred on the site, which is in breach of a number of conditions which require details prior to occupation. There is currently one occupancy and the Council has strongly advised the developer that no further occupancy should occur. The current occupier is a heavily pregnant key worker and as such it is not considered expedient to require their removal from the site.
- The Council has also advised the developer of the need to discharge the remaining pre-occupancy conditions as a matter of urgency, and this is in progress.

Regards
Peter

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

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

From: Jonathan Nunn (Cllr) <cllr.jnunn@northampton.gov.uk>
Sent: 16 July 2020 13:54
To: Peter Baguley <PBaguley@northampton.gov.uk>
Cc: George Candler <GCandler@northampton.gov.uk>; James Hill (Cllr) <cllr.jhill@northampton.gov.uk>
Subject: RE: Lancaster Way - MP Enquiry

Thanks for the update here Peter, much appreciated.

On the same subject, Andrew Lewer 'phoned yesterday and asked about Lancaster Way. He's attended enough residents' meetings in that area to realise the tensions and the difficulties, and has had the same issues raised by residents as we have, but having had approaches from BH for some time he felt compelled to have a discussion with him.

I was able to give a rough update based on your regular updates – weekend working, tenant occupation without planning granted, etc., and I understand that there is a committee date set for his application, but I wasn't sure. I stressed to Andrew that even if BH felt that NBC was in

some way biased against him, then please realise that many local feel the opposite! The classic professional planner's dilemma, which he understood.

Andrew asked if he could have a brief written summary; just a few bullet points confirming what I thought was the position as above way of update in the style of a normal MP enquiry response.

Since typing this you and I have spoken, but sending for James & George's info.

Many thanks,

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

Apply for Business Grants – www.northampton.gov.uk/businessreliefgrant

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

From: Peter Baguley

Sent: 16 July 2020 10:00

To: James Hill (Cllr) <cllr.jhill@northampton.gov.uk>; Jonathan Nunn (Cllr) <cllr.jnunn@northampton.gov.uk>; Emma Roberts (Cllr) <Cllr.ERoberts@northampton.gov.uk>; Graham Walker (Cllr) <cllr.gwalker@northampton.gov.uk>; Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>

Cc: George Candler <GCandler@northampton.gov.uk>

Subject: Lancaster Way

Good morning

For your information, yesterday we sent a letter to Barry Howard Homes regarding the breach of condition which took place in mid June, when works were undertaken on site at the weekend outside of the approved hours. Whilst there was a clear breach of planning control, I have decided it would not be in the public interest in this instance to take any action as the impact on surrounding properties was limited, the breach has not been repeated and the alternatives would have been much more intrusive. However, I have warned the developer that no further breaches of control will be tolerated, and recommended that they write to affected residents to apologise for the inconvenience caused.

Regards

Peter

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

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

From: E [REDACTED] Philpott on behalf of Contact NBC
To: Julie Davenport (Cllr)
Subject: VCE000193
Date: 17 August 2020 13:46:10
Attachments: image001.png
image002.png
image003.png

Good Afternoon Councillor Davenport

Than you for your email regarding the roundabout.

I can confirm that I have raised this with our dedicated grounds maintenance team, reference VCE000193. The team will be in contact with you within the next five working days to advise further.

Please 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
<<https://www.northampton.gov.uk/>>

From: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk
<<mailto:cllr.jdavenport@northampton.gov.uk>> >
Sent: 17 August 2020 12:54
To: [REDACTED] <CCarvell@northampton.gov.uk <<mailto:CCarvell@northampton.gov.uk>> >
Subject: Roundabout Towcester Rd/Gloucester Ave/Lancaster Way

Hi C [REDACTED]

I'm told the above roundabout is sponsored by a private company. I've reported it several times but nothing has been done to cut back the huge vegetation in the middle that is impairing people's view when driving along that area. There have been a few accidents there. I'm still getting complaints, please can you help?

Kind regards

Julie

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

From: [Peter Baguley](#)
To: T [REDACTED] Boyd
Subject: FW: N/2019/1277 - Lancaster Way, Northampton - Email 3 of 3
Date: 18 August 2020 16:58:37

T [REDACTED]
Please can I discuss this with you asap?
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] <HWeston@northampton.gov.uk>
Sent: 18 August 2020 12:01
To: Peter Baguley <PBaguley@northampton.gov.uk> [REDACTED] <rbovey@northampton.gov.uk>
Subject: RE: N/2019/1277 - Lancaster Way, Northampton - Email 3 of 3

Hello

This relates to application N/2019/1277 – highways comments came in too late after Committee asking for a change to the submitted plans. They have now sent over plans to overcome the highways concerns, however it is too late. If they want us to consider the change, it has to go back to committee.

The above doesn't impact on the assessment of the conditions for N/2012/0909. The development on site doesn't accord with the N/2012/0909 scheme.
I've agreed details for all the conditions for n/2012/0909 however they are still in breach of a significant number of the conditions if the development on site is N/2012/0909 – plans (the development on site does not match the approved plans), boundaries (details required to be undertaken on site prior to occupation), surface treatment of roads (details required to be undertaken on site prior to occupation), refuse for the flats (details required to be undertaken on site prior to occupation), levels (the levels on site do not match those approved), bird and bat boxes (details required to be undertaken on site prior to occupation), maintenance of roads (details required to be undertaken on site prior to occupation).

Kind Regards,

[REDACTED] **Principal Planning Officer**

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

From Tuesday 24th March 2020, the Development Management team will be based from home,

wherever possible, please use the planning@northampton.gov.uk email address – this will allow us to respond to you if any of us are on leave or unable to work during this time. Please note that there is no access to the work phone during this period or any messages left on this.

From: Peter Baguley <PBaguley@northampton.gov.uk>
Sent: 18 August 2020 11:19
To: [REDACTED] <HWeston@northampton.gov.uk>; [REDACTED] <rbovey@northampton.gov.uk>
Subject: RE: N/2019/1277 - Lancaster Way, Northampton - Email 3 of 3

H [REDACTED]

Does this refer to works that have already been undertaken on site? Worst case, if we discharged the conditions would the development not accord with the approved 2012 scheme?

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] <HWeston@northampton.gov.uk>
Sent: 18 August 2020 10:26
To: [REDACTED] <[\[REDACTED\]@framptons-planning.com](mailto:[REDACTED]@framptons-planning.com)>
Cc: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED] <[\[REDACTED\]@framptons-planning.com](mailto:[REDACTED]@framptons-planning.com)>; [REDACTED] <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 1st September 2020 which we may be able to make. If we cannot make the 1st September Committee, the next is on the 29th 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,

Principal Planning Officer

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

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From: [REDACTED]@framptons-planning.com> **On Behalf Of** [REDACTED]
Sent: 18 August 2020 10:19
To: [REDACTED]@framptons-planning.com>; [REDACTED]
<HWeston@northampton.gov.uk>
Cc: Peter Baguley <PBaguley@northampton.gov.uk>; [REDACTED]
<JConway@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

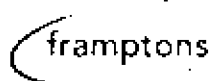
Further to my email a few minutes ago [10.12], please find attached the third and final bundle of drawings.

Kind regards

[REDACTED]
BSc (Hons), TP, MRICS, MRTPI

Attach: Drawings as listed in email at 10.12

CC: Peter Baguley

[REDACTED]


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 [REDACTED]

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From: [REDACTED] on behalf of [REDACTED]
To: H [REDACTED] Weston
Cc: [REDACTED]
Subject: N/2012/0909 - Lancaster Way conditions
Date: 18 August 2020 12:45:27

Our ref: PJF/gp/PF/10282

Dear H [REDACTED]

Town and Country Planning Act 1990

Application Ref: N/2012/0909

Lancaster Way, Northampton

Thank you for your email earlier today [11.46], and the formal notification attached thereto regarding the discharge of conditions. Your assistance has been greatly appreciated.

Kind regards

[REDACTED]
BSc (Hons), TP, MRICS, MRTPI

CC: [REDACTED]
[REDACTED]

Oriel House

42 North Bar

Banbury

Oxfordshire

OX16 0TH

Tel: [REDACTED] Fax: 01295 275606

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

Our Office Manager, N [REDACTED] Dunkley, can be reached on [REDACTED]

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From: [REDACTED] on behalf of [REDACTED]
To: H. [REDACTED] Weston
Cc: [REDACTED]
Subject: N/2012/0909 - Lancaster Way, Northampton
Date: 18 August 2020 10:01:19
Importance: High

Our ref: PJF/gp/PF/10282

Dear H. [REDACTED]

Town and Country Planning Act 1990

Application Ref: N/2012/0909

Lancaster Way, Northampton

I have seen the LHA response provided by [REDACTED] to the conditions you consulted upon (5, 18, 23, 24 & 25) – with the recommendation to discharge the content of the submitted details.

I believe that this response is the only matter that you were awaiting prior to the discharge of all outstanding pre-occupation conditions on the above planning permission.

As you are aware, there is a human dimension for the Applicant in receiving formal notification of the discharge of these conditions. I would be very appreciative if formal notification could be issued today to settle this matter.

Kind regards

[REDACTED]

BSc (Hons), TP, MRICS, MRTPI

CC: [REDACTED]
[REDACTED]

Oriel House

42 North Bar

Banbury

Oxfordshire

OX16 0TH

Tel: 01295 672310 Fax: 01295 275606

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

Our Office Manager, N [REDACTED] Dunkley, can be reached on [REDACTED]

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From: [REDACTED] on behalf of [REDACTED]
To: H [REDACTED] Weston
Cc: Peter Baguley; J [REDACTED]
Subject: N/2019/1277 - Lancaster Way, Northampton - Email 1 of 3
Date: 18 August 2020 10:12:49
Attachments: [352A08-201-H-Proposed Site Layout.pdf](#)
[352A08-120-J-Boundary Fence Plan.pdf](#)

Our ref: PJF/gp/PF/10282

Dear H [REDACTED]

Town and Country Planning Act 1990

Planning Application Ref: N/2019/1277

Lancaster Way, Northampton

[REDACTED] at NCC Highways has requested a 'very minor tweak' to the footpath provision in relationship to Plot 7. The submitted layout has shown the footpath continuing past the 2m point of the ramp for the transition to the shared surface. I attach the following amended plans, and have copied J [REDACTED] in for ease:

- * 352A08-120-J-Boundary Fence Plan
- * 352A08-201-H-Proposed Site Layout
- * 352A08-202-E-Public Open Space Plan
- * 352A08-204-D-Proposed Site Sections Key Plan
- * 352A08-206-C-Elec Vehicle Charge Point Locations
- * 352A08-207-B-Title Management Plan

(Due to the total file size involved, these will be sent over 3 emails.)

I do trust that you will, on a pragmatic and practical basis, accept this very minor revision to the layout – which is de minimis in its substance.

Kind regards

[REDACTED]
BSc (Hons), TP, MRICS, MRTPI

Attach: Drawings as listed above

CC: Peter Baguley



Oriel House

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OX16 0TH

Tel: 01295 672310 Fax: 01295 275606

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

Our Office Manager, N[REDACTED] Dunkley, can be reached on [REDACTED]

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From: [REDACTED] on behalf of [REDACTED]
To: H [REDACTED] Weston
Cc: Peter Baguley; [REDACTED]
Subject: N/2019/1277 - Lancaster Way, Northampton - Email 2 of 3
Date: 18 August 2020 10:18:03
Attachments: [352A08-204-D-Proposed Site Sections Key Plan.pdf](#)
[352A08-202-E-Public Open Space Plan.pdf](#)

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 second bundle of drawings.

Kind regards

[REDACTED]
BSc (Hons), TP, MRICS, MRTPI

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 <[REDACTED]@framptons-planning.com>

Our Office Manager, N [REDACTED] Dunkley, can be reached on [REDACTED]

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From: Julie Davenport (Cllr)
To: Leighton, Al [REDACTED]
Subject: RE: Lancaster Way and Gloucester Crescent
Date: 18 August 2020 13:24:15
Attachments: image003.png

A [REDACTED]

I wish you would not do that, be positive on site visits and then say 'no funds'. I cannot think of one instance when, on a site visit when you say you will do something, that you actually get something done. I've been a Councillor for 6 years and this has continually happened. It's OK being the 'friendly front man' but if nothing gets done what are we wasting each other's time for going on site visits.

You know what the guy did in Gloucester Crescent, he drove straight across and then along the pavement to get to the front of his house. That is a total danger to others, it's not just crossing it, he drove along it. You and I both know that there will be no one here monitoring it. I'm beyond frustrated with the lack of action.

Julie

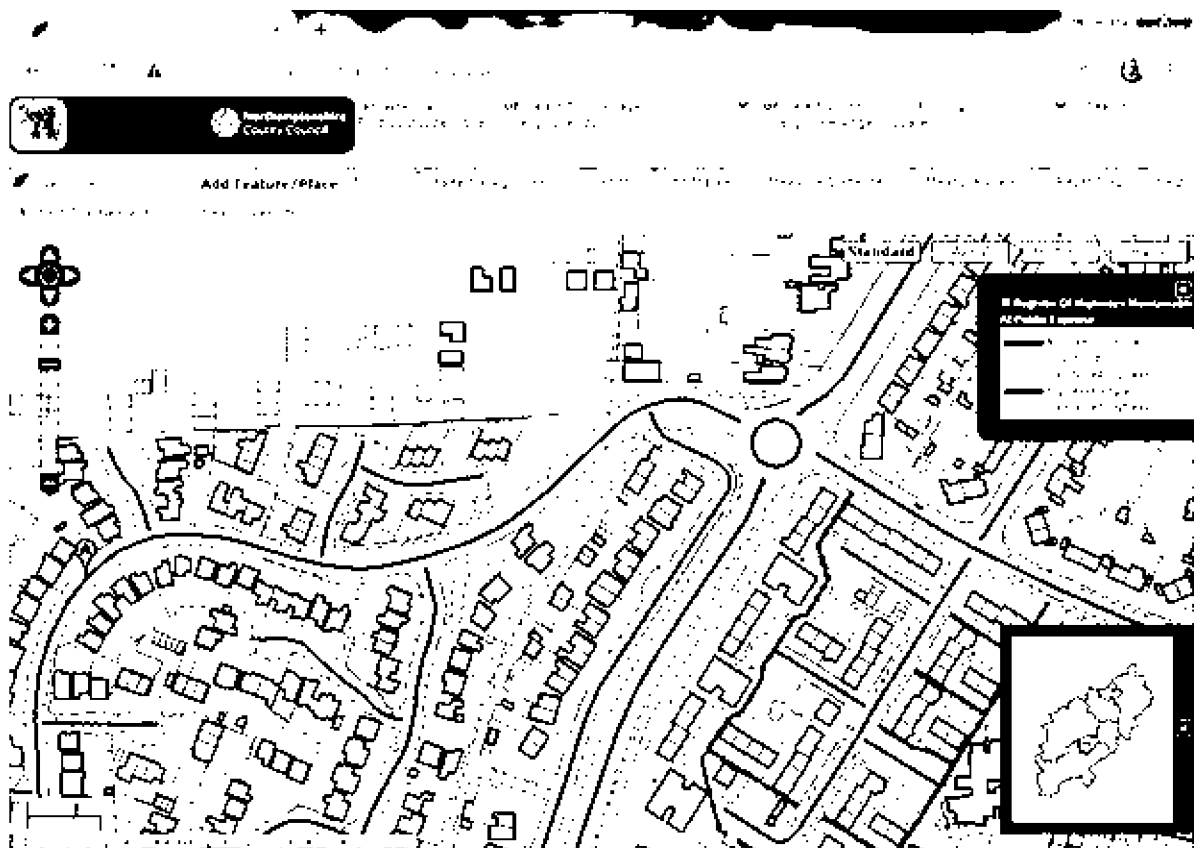
Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED] <ALeighton@kierwsp.co.uk>
Date: Tuesday, 18 Aug 2020, 12:49 pm
To: Julie Davenport (Cllr) <cllr.jdavenport@northampton.gov.uk>
Subject: FW: Lancaster Way and Gloucester Crescent

Dear Julie

Firstly, due to annual leave I must offer my apologies for any delay in getting back to you, but I have looked into issues raised during our site visit to your division on 3rd August 2020.

In terms of Lancaster Way, I have investigated this further and can advise that the road which services the properties on London Road (off Lancaster Way) is actually public highway, as opposed to a private road. For information please see the plan below:



Subsequently the marking of the junction at Lancaster Way is correct. The new road markings on the approach to Towcester Road roundabout was always part of the s.278 agreement with the development and the new road markings allows single file traffic approach. Whilst this may at times cause slightly longer traffic queuing, it is envisaged that this will overall improve road safety at the roundabout.

As for the issue with Gloucester Crescent. I have advised our Regulations Team of the current issues with building works, who will continue to monitor the situation and consider enforcement if or when necessary. Unfortunately there are no budgets available at present to consider the placement of a bollard, however I would be happy to revisit the situation and assess if there is still a problem once building works are completed.

Hope that helps.

Yours sincerely

Community Engagement Manager
Northamptonshire Highways
☎ 01604 883400





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From: [REDACTED]
To: [Peter Baguley](mailto:Peter.Baguley)
Subject: RE: Lancaster Way
Date: 18 August 2020 08:55:32

Peter – in hand.

Regards [REDACTED]

From: Peter Baguley [<mailto:Peter.Baguley@northampton.gov.uk>]
Sent: 18 August 2020 07:52
To: [REDACTED] <RBoulton@northamptonshire.gov.uk>
Subject: FW: Lancaster Way

Morning R [REDACTED]

Please could ask [REDACTED] to expedite the comments on the outstanding discharge of condition application?

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] <HWeston@northampton.gov.uk>
Sent: 17 August 2020 12:00
To: Peter Baguley <Peter.Baguley@northampton.gov.uk>
Subject: RE: Lancaster Way

Hi Peter,

I await comments from NCC Highways – I think they got confused with the 2019/1277 application and thought they had responded. I've emailed them this morning explaining what we need from them.

Kind Regards,

[REDACTED] Principal Planning Officer

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

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

From: Peter Baguley <PBaguley@northampton.gov.uk>
Sent: 11 August 2020 11:51
To: [REDACTED] <HWeston@northampton.gov.uk>
Subject: Lancaster Way

Hi H [REDACTED]

I'm mindful that the consultation finishes in just over a week; how likely is it that we will be in a position to discharge soon after that?

Thanks

Peter

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

01604 838921

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From: [REDACTED]
To: H [REDACTED] Weston
Cc: [REDACTED]
Subject: RE: Lancaster Way, Northampton - Barry Howard Homes
Date: 18 August 2020 22:16:17
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[N20120909 Bovis Homes, Lancaster Way \(2\).pdf](#)

H [REDACTED]

Further to my email yesterday, I have amended the response slightly to take into account that there will be no section 38 process as part of this application as the roads will not be considered for adoption due to the circumstances surrounding the strip of land through the site.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: 17 August 2020 21:30
To: [REDACTED] <HWeston@northampton.gov.uk>
Cc: [REDACTED] <VChilver@northamptonshire.gov.uk> [REDACTED]
<CBond@northamptonshire.gov.uk>
Subject: RE: Lancaster Way, Northampton - Barry Howard Homes

Hi H [REDACTED]

Please find attached the LHA response to N20120909 Bovis Homes, Lancaster Way.

Kind regards,

[REDACTED]

From: [REDACTED] <HWeston@northampton.gov.uk>
Sent: 17 August 2020 11:11
To: [REDACTED] <JConway@northamptonshire.gov.uk>
Cc: [REDACTED] <VChilver@northamptonshire.gov.uk>
Subject: RE: Lancaster Way, Northampton - Barry Howard Homes

Hi [REDACTED]

This site is very confusing. Previously we have discussed in detail the new application 2019/1277 which was a variation to the 2012/0909 approval with a new layout. This also included details for conditions within the original application but on the basis of the new application and layout.

What they are actually chasing now relates only to the original application 2012/0909 and the layout approved under that application.

They have occupied a unit before 2019/1277 has been approved.

There are a number of pre-occupation conditions on 2012/0909 relating to highways that have not had details approved. In order to regularise their breach, they have now submitted these details for our assessment.

Whilst you have agreed details under application 2019/1277 on the new layout, what we need now is confirmation as to whether the details submitted under application 2012/0909 are acceptable for application 2012/0909 and the layout in this. As the details are different from those we discussed for application 2019/1277 we do need comments from NCC Highways before we can agree the conditions.

In effect, ignoring the new application and layout and going back to the original scheme, are the details they have submitted for conditions 5, 18, 23, 24 and 25 for application 2012/0909 acceptable for the layout for 2012/0909?

(NCC Highways did previously agree the toucan crossing and roundabout under application 2012/0909 however they have amended the details and we need to know if the new details are ok).

I hope that this helps explain the situation and what we are looking for.
Thank you.

Kind Regards,

Principal Planning Officer

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

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

Sent: 13 August 2020 14:18

To: [REDACTED] <@dsagroup.co.uk>; [REDACTED] <JConway@kierwsp.co.uk>

Cc: [REDACTED] <CBond@kierwsp.co.uk>; 'Barry Howard'

<barry.howard@barryhowardhomes.com>; [REDACTED] <HWeston@northampton.gov.uk>

Subject: RE: Lancaster Way, Northampton - Barry Howard Homes

[REDACTED]

I have not requested anything to do with the existing footway links at this site or rights of way. This is a layout issue, where the footpath continues past the 2m point of the ramp for the transition to the shared surface. I have requested revised plans showing what I have asked for

previously that has not been corrected. It should be a very minor tweak that I assume would only take minutes for the designer to amend. I just need a revised plan showing what I have asked with a new drawing number I can reference, that's all.

See attached my previous email from regarding this issue, that you were copied into.

As far as I am aware, I have recommended the discharged of all other conditions.

I hope this has clarified the issue.

Kind regards,

[REDACTED]

From: [REDACTED]@dsagroup.co.uk>

Sent: 13 August 2020 10:10

To: [REDACTED]<JConway@kierwsp.co.uk>

Cc: [REDACTED]CBond@kierwsp.co.uk>

Subject: Lancaster Way, Northampton - Barry Howard Homes

Dear [REDACTED]

We have been requested to prepare plans/details of the existing footway links at the above site.

I assume these are the links at the east and west of the site, to facilitate the existing right of way. Please could you confirm?

We will be producing plans to show key levels and areas of surfacing. These can be used in conjunction with the architects details which show gate arrangements.

I would greatly appreciate a call today to discuss your requirements, to ensure we are preparing the details you need. Thank you.

Kind regards,

[REDACTED]

D S A



Bloom

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Waterloo House
The Waterloo
Cirencester
GL7 2PY
01285 657 328

Northampton
8 Duncan Close
Moulton Park
Northampton
NN3 6WL
01604 782 620

London
16 Upper Woburn Pl.
Euston
London
WC1H 0AF
02037 418 042

Birmingham
Central Boulevard
Blyth Valley Bus. Park
Solihull
B90 8AG
01564 711 008

DSA are able to advise that it is business as usual where possible, and we would like to thank you for your continued support at this difficult time

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From: Peter Baguley
To: James Hill (Cllr)
Subject: RE: Lancaster Way
Date: 18 August 2020 11:11:17

Good morning James

The discharge of conditions are still out to consultation until Thursday. After that, provided the details are acceptable, we will try to get them issued as soon as possible.

I'll let you know when there's any progress.

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: James Hill (Cllr) <cllr.jhill@northampton.gov.uk>
Sent: 18 August 2020 10:44
To: Peter Baguley <PBaguley@northampton.gov.uk>
Subject: Lancaster Way

Hi Peter,

I've had some more calls from BH. I assume its around releasing the conditions etc.


Do you know where we are with these?

Thanks,

Cllr James Hill

Northampton Borough Councillor For Rectory Farm

Cabinet Member for Planning



Email: cllr.jhill@northampton.gov.uk

T: @cllrjameshill <<https://twitter.com/cllrjameshill>>

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W: <http://jameshill.yourcllr.com/> <<http://jameshill.yourcllr.com/>>

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