

Reddy Nallamilli and Angela Brockett
North Northamptonshire Council
Municipal Offices
Bowling Green Road
Kettering
NN15 7QX

06 November 2023

Dear Reddy and Angela,

Our Ref –
BBD034/AM

**RE: REVISIONS TO THE OUTLINE PLANNING APPLICATION
FOR THE HANWOOD PARK SUE**

Your Ref –
NK/2021/0292

We are pleased submit on behalf of our client, Hanwood Park LLP (HPL), this revised documents pack in support of the Outline Planning Application (OPA) currently with North Northamptonshire Council (NNC) under the reference NK/2021/0292.

Background

Hanwood Park is a Sustainable Urban Extension (SUE) which was granted outline planning permission in April 2010 for 5,500 dwellings and associated development (KET/2008/0274). Since then, the outline permission was varied by HPL on three separate occasions via s73 applications, the most recent of which was granted on 22 November 2018 (KET/2015/0967). This permission required the submission of all reserved matters before 31st March 2020 but, due to the COVID-19 pandemic, this was extended by the Government to 1st May 2021 via the Business and Planning Act 2020.

DAVID LOCK ASSOCIATES LIMITED

50 North Thirteenth Street
Central Milton Keynes
Buckinghamshire
MK9 3BP

☎ +44 (0) 1908 666276

✉ mail@davidlock.com

💻 www.davidlock.com

Hence, the OPA was resubmitted with an amended Environmental Impact Assessment (EIA) in March 2021 (NK/2021/0292) for up to 4,040 dwellings, with associated schools, district and local centres, hotel, healthcare, employment, formal and informal open space, including play facilities, roads and associated infrastructure.

In October 2022, further material was submitted which reflected the revisions to OPA arising from discussions with key stakeholders, and

the Masterplan's design evolution. These amendments were subject to ongoing engagement with NNC and the relevant consultees.

Summary of Amendments

Subsequent revisions have been made to the OPA to respond to consultee comments raised during the course of the application and to include any post-submission amendments to the ongoing spatial arrangement of the District Centre and employment parcels.

These amendments have been subject to ongoing engagement with NNC and the relevant stakeholders / consultees. HPL have also undertaken a public engagement event on the revised proposals between 26-28 October 2023 in readiness for this submission.

The culmination of these discussions is the following amendments to the Strategic Masterplan:

- Downgrading and rerouting of Access C into active travel links around the Green Patch, and subsequent amends to development parcels and emergency access arrangements in this area to ensure parcels are deliverable and relate well to the Ise Valley;
- Removal of WeWaA blue-land but safeguarding potential future WeWaA connections;
- Realignment of the primary street between R39/R42 to prioritise active travel along the existing bridleway and to rationalise the shape of parcel R40, and subsequent amends to the Central Avenue to respond to the site's topography;
- New footpath connections south of EL1 to help deter badger movements onto the A14;
- Redesignating parcel HL1 as Employment and Leisure (EL1) to comprise commercial employment uses and a private sports and leisure club;
- Inclusion of the Hotel use on Employment Parcel 3 – back in its original location and labelled as EH3 accordingly (hotel as complementary to the employment use);
- Realignment of the orbital road around the District Centre to enable vistas down the Central Avenue into the Central Open Space;
- Reintroduction of District Centre parcel DC3, and removal of parcel MU1;
- Overall reduction in the District Centre parcel sizes to reflect their separation from residential uses (now proposed as R44/R45), relocation of the 'Innovation Centre' to EL1, and removal of the Sports Building floorspace;
- Addition of landscape buffers along the site's northern edge to screen development and to mitigate for potential lapwings' use;
- Minor decrease of redline boundary to reflect removal of consented/delivered BDW parcels; and
- Graphical changes to address Place Services' comments.

Proposed Development

Thus, the updated description of development stands at:

"Outline planning permission, with all matters reserved, for the erection of up to 3,383 dwellings including associated schools, district and local centres, hotel, healthcare, leisure, employment, formal and informal open space including play facilities, roads and associated infrastructure"

This Submission

This covering letter accompanies, and should be read alongside, the following:

Plans

- Site Location Plan
- Strategic Masterplan
- Building Heights Parameter Plan
- Green Infrastructure Parameter Plan
- Land Use Parameter Plan
- Access & Movement Parameter Plan
- Residential Density Parameter Plan
- Phase 1 Plan
- Phase 2 Plan
- Zoning Plan
- Landscape Design Scheme
- Illustrative Masterplan
- Area Design Code 1 Boundary

Documents

- Badger Mitigation Strategy (**CONFIDENTIAL**)
- Biodiversity Net Gain Position Note
- Design & Access Statement
- ES Volume I Addendum
- ES Volume II Addendum
- ES Non-Technical Summary Addendum
- Land Use Schedule
- Monitor and Manage Strategy
- Sport Statement
- Statement of Community Involvement
- Supplementary Retail and Leisure Impact Assessment (RLIA) and Clarification Note
- Sustainability Framework Carbon Baseline Report
- Sustainability Framework Report

- Sustainability Framework Tool
- Sustainable Transport Strategy
- Unified Vision Statement

We trust the enclosed information is sufficient to enable prompt validation and determination of the revised material prior to the current Extension of Time to 15 December 2023. Should you require any further clarifications, please do not hesitate to contact myself or my colleague, Aya Mohamed.

Yours sincerely,

DONNA STOCK

SENIOR ASSOCIATE

Email: dstock@davidlock.com

cc: Chris Langdon, James Hughesman (HPL)
Andrew Wintersgill, Aya Mohamed (DLA)