

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

24 October 2022

Our Ref –
BBD034/AM

Your Ref –
NK/2021/0292

Dear Reddy and Angela,

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

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.

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.

Summary of Amendments

Subsequent revisions have been made to the OPA to respond to consultee comments raised during the course of the application, to remove any consented development since its submission and to include any post-submission amendments to the ongoing spatial arrangement of the District Centre.

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 13-15 October in readiness for this submission.

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

- Removal of consented or soon-to-be consented development, which includes FOS1, R21, R22 and R25, and any other areas of informal open space / landscaping which have been undertaken;
- Changes to the District Centre parcels including the changes to primary route road alignment and the inclusion of a mixed-use parcel to accommodate the potential Sports Building and integration of the health centre parcel (HC1) into the District Centre parcels;
- Inclusion of indicative allotment locations across the site which could be phased based on need;
- SuDs locations on FOS3 updated to reflect the updated drainage strategy;
- Adjustment to the point of connection from the A14 Junction 10a access into the site based on the latest thinking on the highway arrangement including updates to the employment and other elements of the masterplan in this area to futureproof this potential connectivity;
- Direct switch of positioning of Hotel/Leisure Parcel 1 (HL1) and Employment Parcel 3 (E3), such that the delivery of the new HL1 can be frontloaded and all employment centred around the new junction arrangement for practical implementation reasons;
- Inclusion of an extended blue line along the eastern boundary of the site to allow for additional BNG opportunities off-site on land within the applicant's control to meet BNG aspirations, as required;
- Update to the primary school parcels to ensure they align to the hectares requested by the NNC education team; and
- Inclusion of a badger protection zone with the creation of a parcel of informal open space to the rear of E3 (now HL1) linking to the Right of way connection.

Proposed Development

Thus, the updated description of development stands at:

"Outline planning permission, with all matters reserved, for the erection of up to 3,386 dwellings including associated schools, district and local centres, hotel, healthcare, 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

Documents

- BNG Statement
- Consultation Responses Schedule
- Design & Access Statement

- District Centre Design Brief
- ES Volume I Addendum
- ES Volume II Addendum
- ES Non-Technical Summary Addendum
- Land Use Rationale Note
- Land Use Schedule
- Retail Impact Assessment Addendum
- Sport Statement
- Transport Technical Note (incl. modelling)

We trust the enclosed information is sufficient to enable prompt validation and determination of the revised material prior to the proffered Extension of Time to 31 December 2022. Should you require any further clarifications, please do not hesitate to contact myself or my colleague, Aya Mohamed.

Yours sincerely,

DONNA LAVENDER
SENIOR ASSOCIATE

Email: dlavender@davidlock.com

cc: Christopher Langdon, Lewis McMillan, Rachel Underwood (HPL)
Andrew Wintersgill, Aya Mohamed (DLA)