



DUSTON PARISH COUNCIL

Duston Parish Council
Duston Community Centre
Pendle Road
Duston
Northampton
NN5 6DT

Planning Committee

Cllrs Ingram, Barnes, Liddon, Mumford, Enright-King

20nd October 2023

Dear Councillor,

You are hereby summoned to attend a meeting of the Planning Committee to be held at Duston Community Centre on Thursday 26th October 2023 commencing at 7.00pm for the purpose of transacting the following business.

Issued by:

Gary Youens
Parish Clerk, Duston Parish Council

AGENDA

PC033/23. To receive apologies for absence

PC034/23. To receive and approve for signature the minutes of the meeting held on Thursday 28th September 2023 (APPENDIX A)

PC035/23. To receive declarations of interest under the Council's Code of Conduct related to business on the agenda (*Members should disclose any interests in the business to be discussed*)

and are reminded that the disclosure of a Disclosable Pecuniary Interest will require that the member withdraws from the meeting room during the transaction of that item of business).

PC036/23. Public Participation Session (*Persons wishing to address the committee on an agenda item may register their intention to do so by telephone or email by 12 noon on the day of the meeting and may speak for a maximum of 3 minutes).*

PC037/23. To Discuss Planning Applications Received from the Planning Authority

- a) WNN/2022/1237 - 23 Weggs Farm Road, Northampton, NN5 6HD - Enlarging entrance porch, demolition of garage and construction of two storey side extension
- b) 2023/7126/FULL - 15 Kerrfield Estate Northampton NN5 6JY - Proposed single storey rear extension and side porch
- c) WNN/2022/1391 - Dallington Grange, Mill Lane, Kingsthorpe, Northampton, NN5 7PZ - Approval of Reserved Matters pursuant to Outline Planning Permission N/2014/1429 for 273 no dwellings on Phase 1B (part of) Dallington Grange and approval of conditions 11, 12, 14, 19, 20, 24, 29, 30, 39, 40 and 41 of N/2014/1429
- d) 2023/7148/FULL - 5 Hopping Hill Gardens Northampton NN5 6PF - Installation of air source heat pump at rear of the house
- e) 2023/7227/TPO - 18 Duston Wildes Northampton NN5 6ND - Works to Sycamore tree subject to Tree Preservation Order no:191

PC038/23. West Northamptonshire Accessible Parking Restrictions (Yellow Line) Request Form

- To receive and note the Accessible Parking Restrictions (Yellow Line) Request Form (APPENDIX B)

PC039/23. Sandy Lane 40mph Proposed Speed Limit Plan

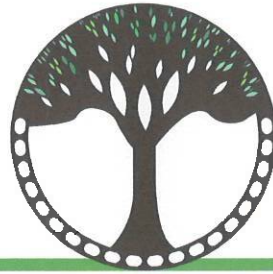
- To receive discuss and decide Duston Parish Councils comments on the Plan (APPENDIX C)

PC040/23. S106 / CIL Update

- To receive a verbal update from the Clerk surrounding S106 / CIL monies.

PC041/23. Duston Neighbourhood Plan

- To receive and discuss a report that identifies key next steps to take in relation to the Duston Neighbourhood Plan. (APPENDIX **D**)



DUSTON PARISH COUNCIL

Duston Parish Council
Duston Community Centre
Pendle Road
Duston
Northampton
NN5 6DT

Planning Committee Minutes
28th SEPTEMBER 2023 7PM

Chair: Cllr M Ingram

Councillors Present: Barnes, Liddon

IN ATTENDANCE:

Gary Youens – Clerk

Ryan Ikavnieks – Assistant Clerk

PC025/23. To receive apologies for absence

- Apologies were received from Cllrs Enright-King and Mumford.

PC026/23. To receive and approve for signature the minutes of the meeting held on Thursday 31st August 2023

- **RESOLVED:** That the minutes of the Planning Committee meeting held on the 31st August 2023 were approved as a true record and signed by the Chair.

PC027/23. To receive declarations of interest under the Council's Code of Conduct related to business on the agenda

- Members were reminded of the need to declare any interests in the items on this agenda, whether pecuniary or otherwise. There were no interests declared.

PC028/23. Public Participation Session

- There were no members of the public present.

PC029/23. Material & Non-Material Planning Considerations

- The Committee looked at the document and said it gave a clear explanation of the difference between material and non-material planning considerations (APPENDIX B). A useful aid when responding to planning application.

PC030/23. Highway Observations

- **RESOLVED:**
 - a) The Committee discussed the junction at Sandy Lane / Weggs Farm. A speed activated should, if possible, be placed here on occasion. Perhaps something reflective to catch driver attention to slow down could be used.
 - b) The Committee discussed parking on Main Road at the top of the hill. There are pros and cons to installing double yellow lines here. It was noted that Cllr Golby as a local ward as put this suggestion to the Highways Dept.

PC031/23. S106 / CIL

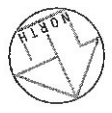
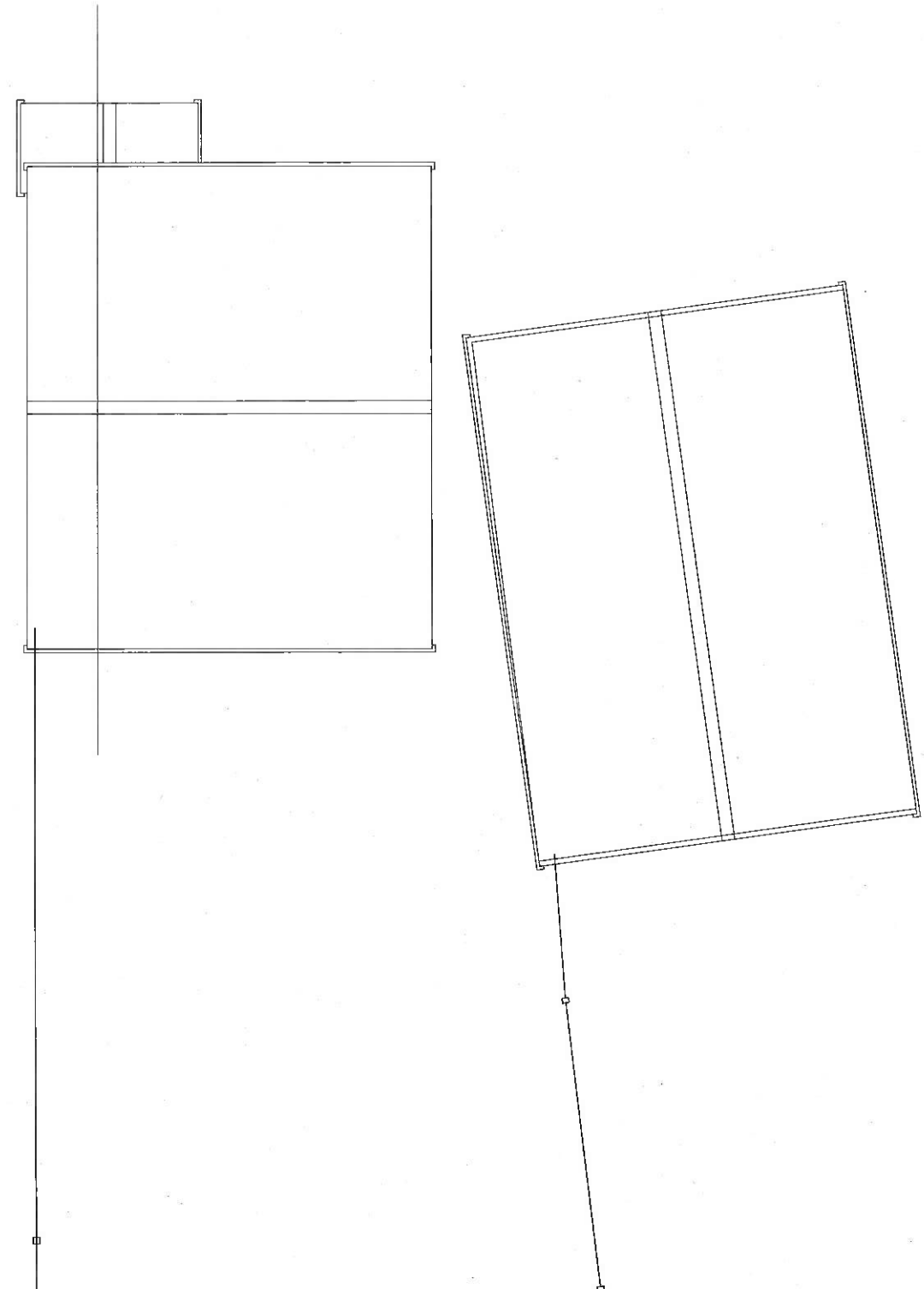
- The Clerk reported on recent correspondence on the CIL and self-builds in Duston. Duston Parish Council is showing it can use CIL for the benefit of the community.
- **RESOLVED:** That this information (APPENDIX E) is presented to the next Council meeting in October 2023. Suggest that we apply for new play equipment (8-12 years olds) in Mendip Park or St Luke's Field and also the possibility of a path going round the perimeter of Mendip Park.

PC032/23. Duston Neighbourhood Plan

- Cllr Ingram and the Clerk have meant with Lewis Goodley and he will in due course come back to us with some thoughts. Cllr Ingram and the Clerk said it was a productive discussion with some good suggestions.

The meeting finished at 8:14pm

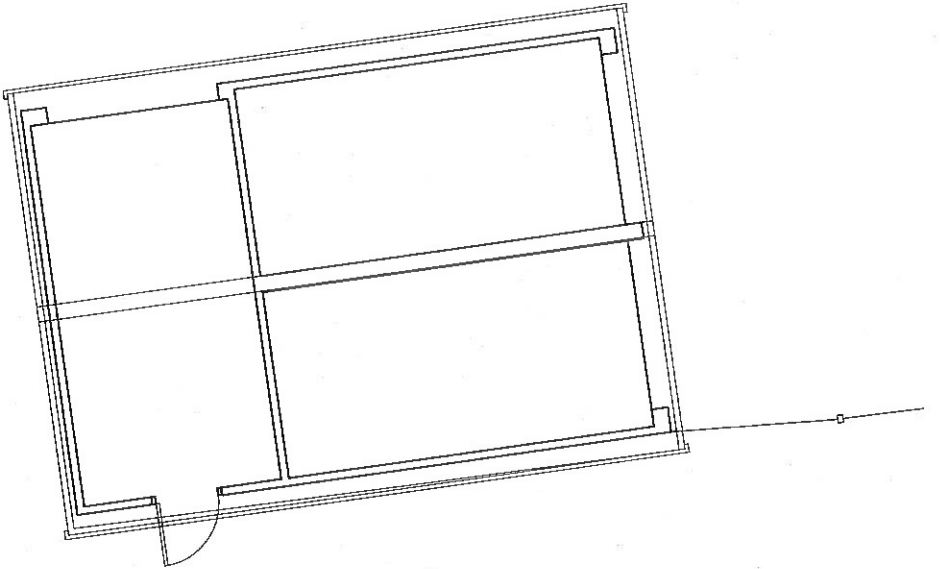
WNN/2022/1237 - 23 Weggs Farm Road, Northampton, NN5 6HD -
Enlarging entrance porch, demolition of garage and construction of
two storey side extension



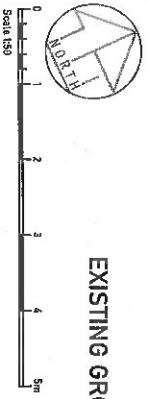
IT IS ESSENTIAL THAT THIS DRAWING IS READ IN CONJUNCTION WITH ALL SPECIFICATIONS/SCHEDULES OF WORKS AND THAT ALL WORKS ARE INCLUDED FOR ALL DIMENSIONS AND LEVELS MUST BE VERIFIED ON SITE AND DISCREPANCIES REPORTED PRIOR TO COMMENCING WORKS OR PREPARING SITE DRAWINGS.

SHARP
ARCHITECTURAL
SERVICES

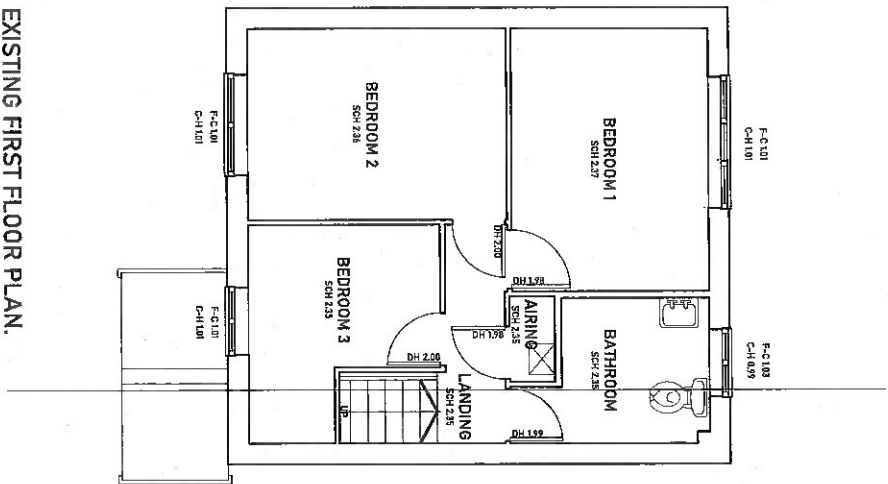
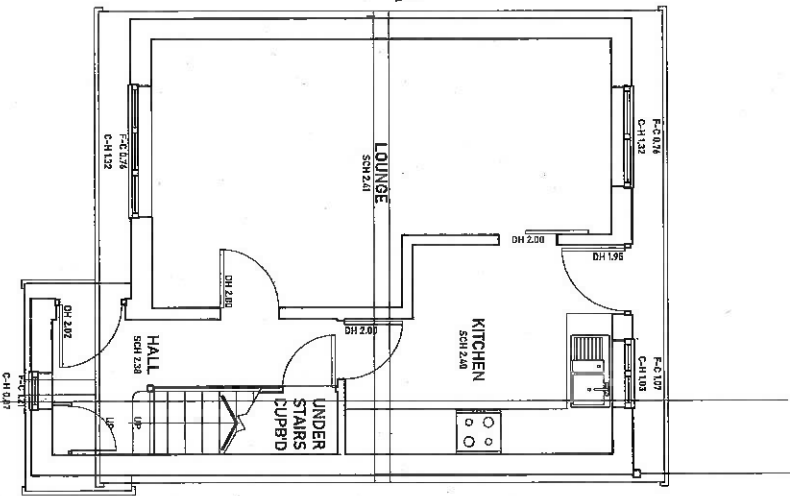
23 WEGGS FARM ROAD, DUSTON, NORTHAMPTON, NN5 6HY
1:50@A2
DRAWING #054/03
EXISTING ROOF PLAN



EXISTING GROUND FLOOR PLAN.



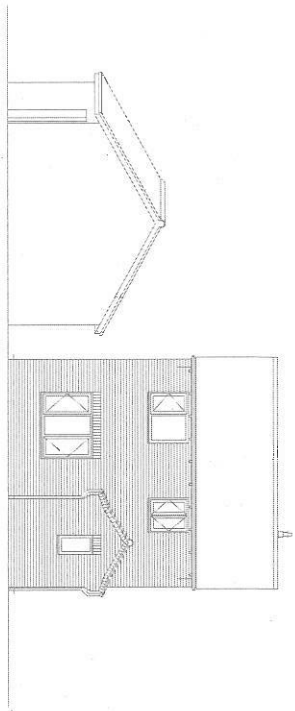
IT IS ESSENTIAL THAT THIS DRAWING IS READ IN CONJUNCTION WITH ALL SPECIFICATIONS/SCHEDULES OF WORKS AND THAT ALL WORKS ARE INCLUDED FOR ALL DIMENSIONS AND LEVELS MUST BE VERIFIED ON SITE AND DISCREPANCIES REPORTED PRIOR TO COMMENCING WORKS OR PREPARING SITE DRAWINGS.



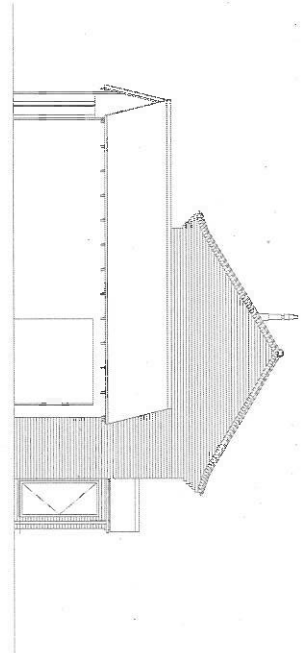
EXISTING FIRST FLOOR PLAN.

SHARP
ARCHITECTURAL
SERVICES

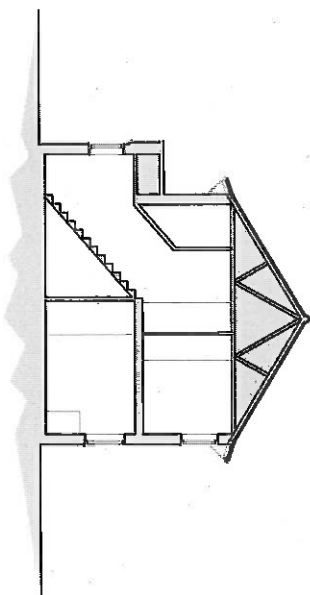
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1:50@A2
DRAWING #054/02
EXISTING PLANS



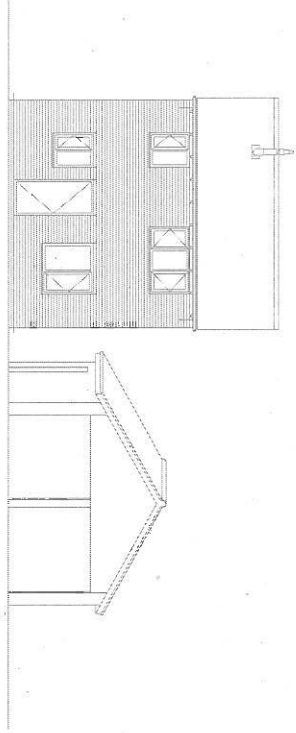
SOUTH WEST ELEVATION



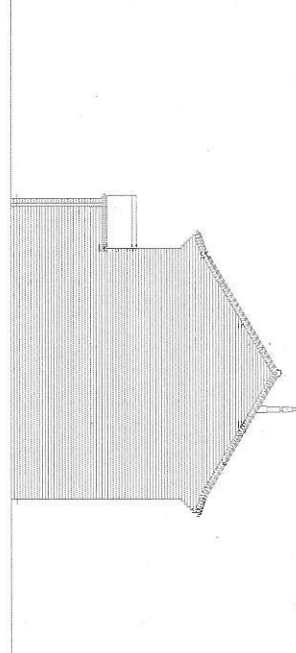
NORTH WEST ELEVATION



INDICATIVE SECTION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

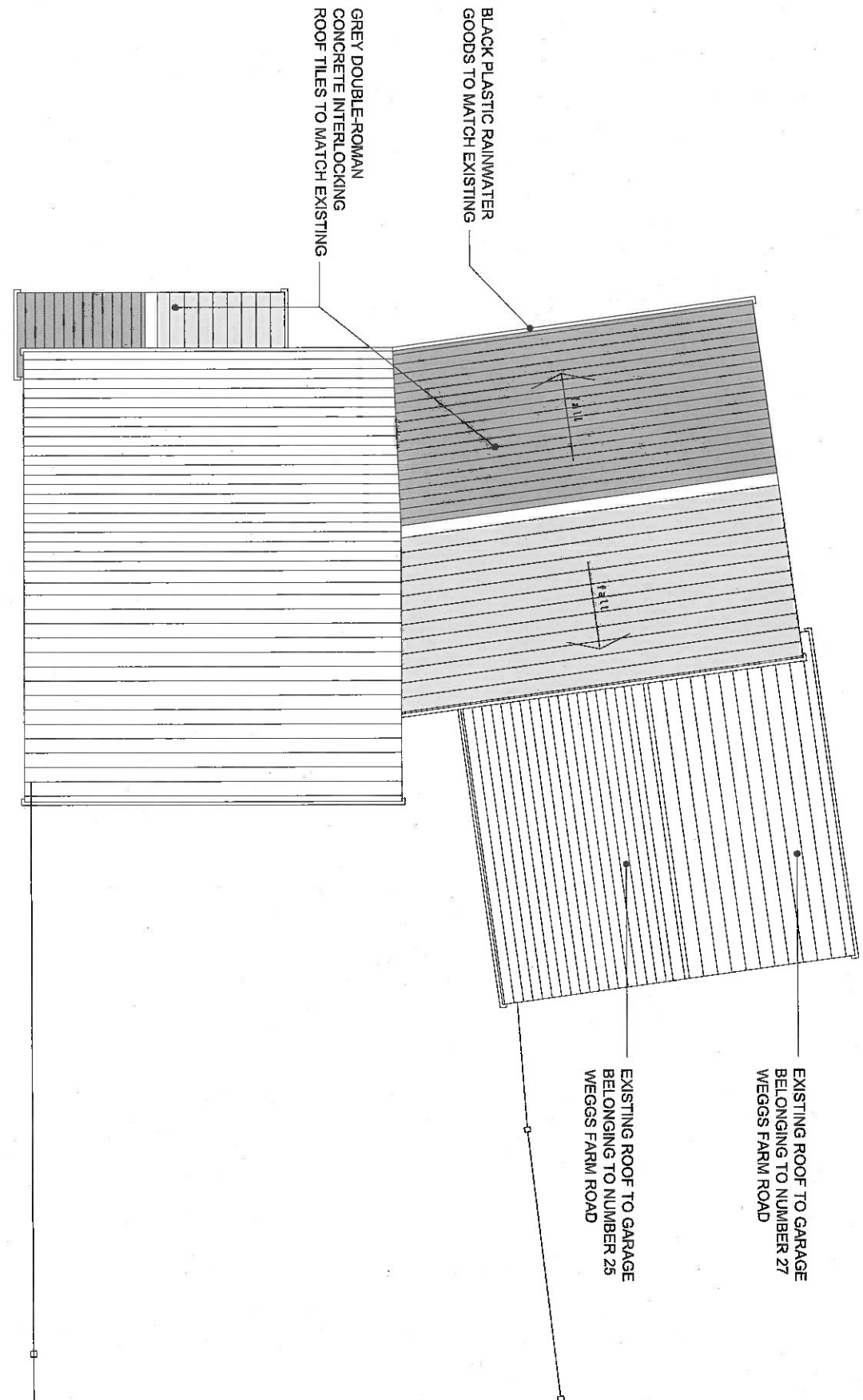


Scale 1:100

IT IS ESSENTIAL THAT THIS DRAWING IS READ IN CONJUNCTION WITH ALL SPECIFICATIONS/SCHEDULES OF WORKS AND THAT ALL WORKS ARE INCLUDED FOR ALL DIMENSIONS AND LEVELS MUST BE VERIFIED ON SITE AND DISCREPANCIES REPORTED PRIOR TO COMMENCING WORKS OR PREPARING SITE DRAWINGS.

SHARP
ARCHITECTURAL
SERVICES

23 WEGGS FARM ROAD, DUSTON, NORTHAMPTON. NN5 6HY
1:100@A2
DRAWING #054/04
EXISTING ELEVATIONS AND
INDICATIVE SECTION



BLACK PLASTIC RAINWATER
GOODS TO MATCH EXISTING

GREY DOUBLE-ROMAN
CONCRETE INTERLOCKING
ROOF TILES TO MATCH EXISTING

EXISTING ROOF TO GARAGE
BELONGING TO NUMBER 27
WEGGS FARM ROAD

EXISTING ROOF TO GARAGE
BELONGING TO NUMBER 25
WEGGS FARM ROAD



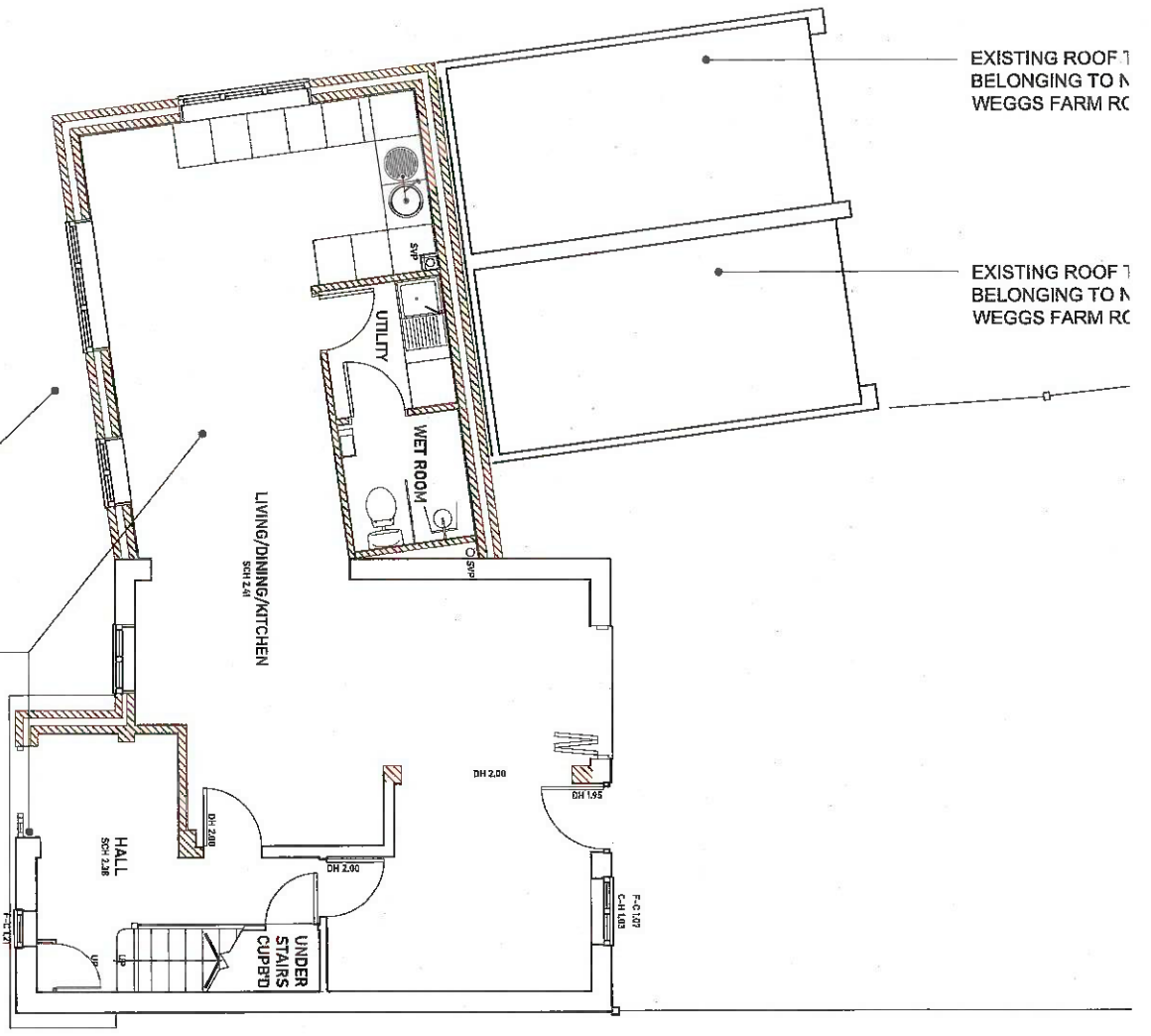
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SERVICES

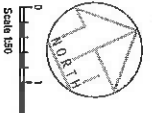
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1:50@A2
DRAWING #054/08
PROPOSED ROOF PLAN

EXISTING ROOF 1 BELONGING TO M WEGGS FARM RC

EXISTING ROOF 1 BELONGING TO M WEGGS FARM RC



PROPOSED GROUND FLOOR PLAN
 WITH EXISTING

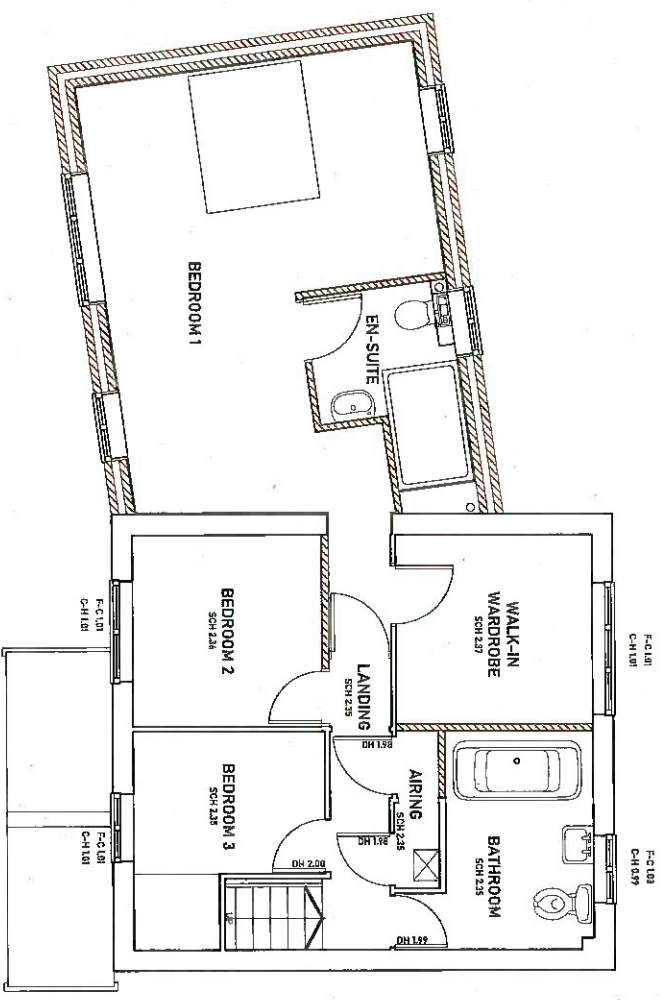


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REVISION A - CLIENT AMENDMENTS

04.11.2022

SHARP
 ARCHITECTURAL SERVICES



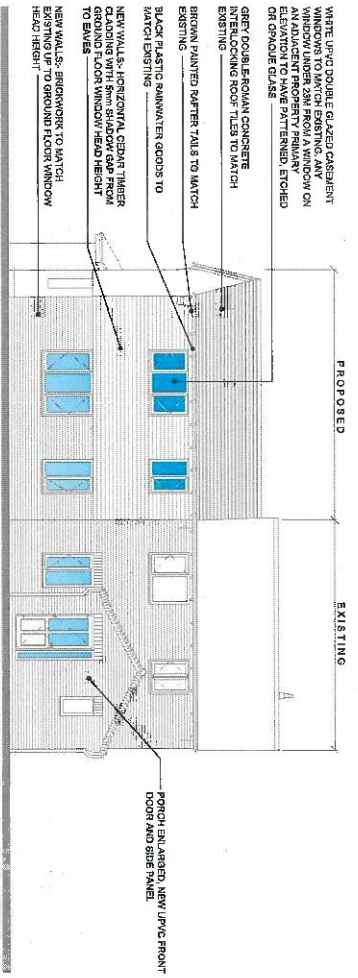
PROPOSED FIRST FLOOR PLAN.

23 WEGGS FARM ROAD, DUSTON, NORTHAMPTON, NN5 6HY

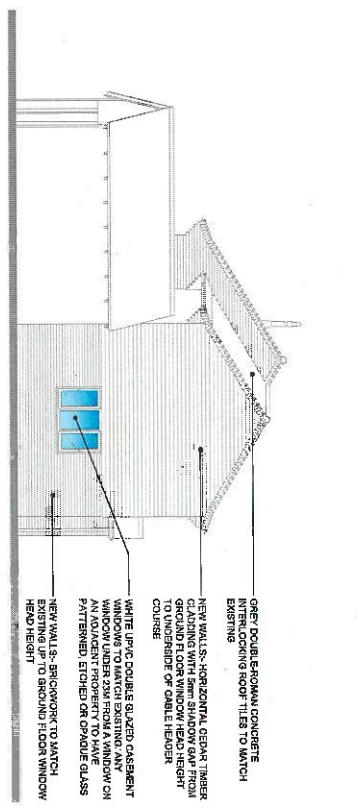
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PROPOSED PLANS

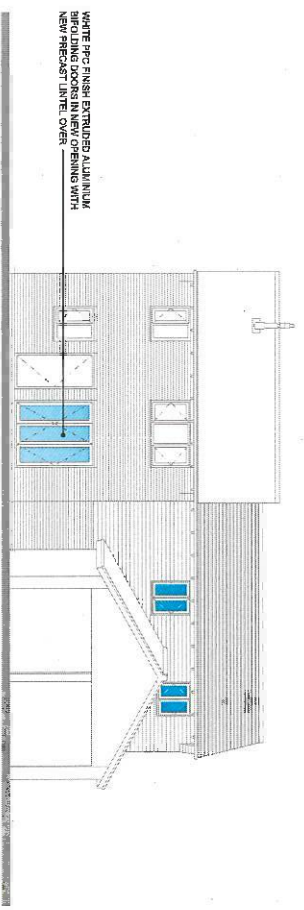
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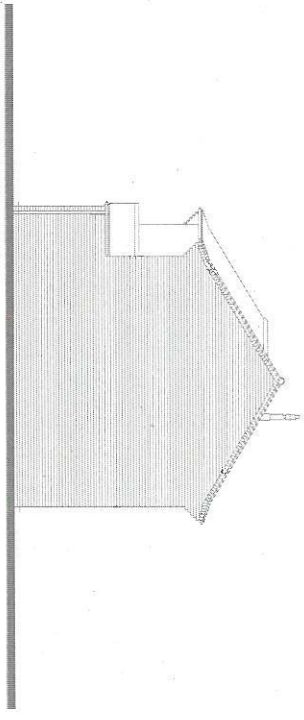
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION



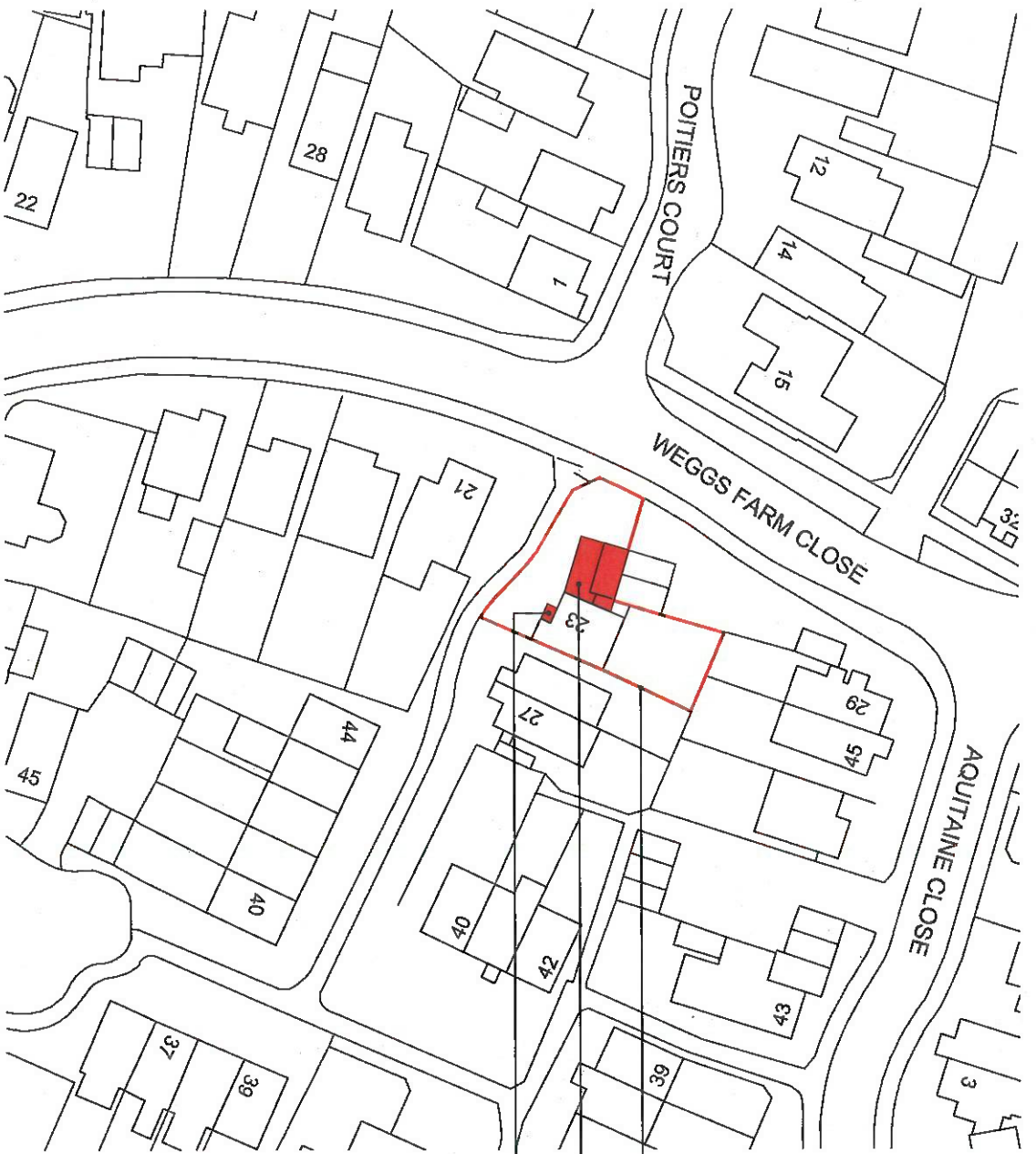
SOUTH EAST ELEVATION



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SHARP
ARCHITECTURAL
SERVICES

23 WEGGS FARM ROAD, DUSTON, NORTHAMPTON. NN5 6HY
1:100 @ A2
DRAWING #054/06
PROPOSED ELEVATIONS



PROPOSED ENLARGEMENT
OF ENTRANCE PORCH

PROPOSED EXTENSION

SITE BOUNDARY

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BLOCK PLAN

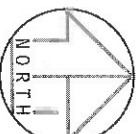


DO NOT SCALE. IT IS ESSENTIAL THAT THIS DRAWING IS READ IN CONJUNCTION WITH ALL SPECIFICATIONS/SCHEDULES OF WORKS AND THAT ALL WORKS ARE INCLUDED FOR ALL DIMENSIONS AND LEVELS. MUST BE VERIFIED ON SITE AND DISCREPANCIES REPORTED PRIOR TO COMMENCEMENT OF WORKS ON THE DRAWING SITE DRAINAGES.



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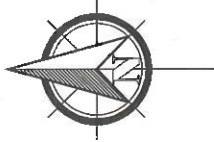
LOCATION PLAN



S H A R P
ARCHITECTURAL
SERVICES

23 WEGGS FARM ROAD, DUSTON, NORTHAMPTON, NN5 6HY
 SCALES 1:500&1:250@A3
 DRAWING #054/01
 LOCATION AND BLOCK PLANS

2023/7126/FULL - 15 Kerrfield Estate Northampton NN5 6JY -
Proposed single storey rear extension and side porch



Location Plan 1:1250@A3



Proposed Block Plan 1:500@A3

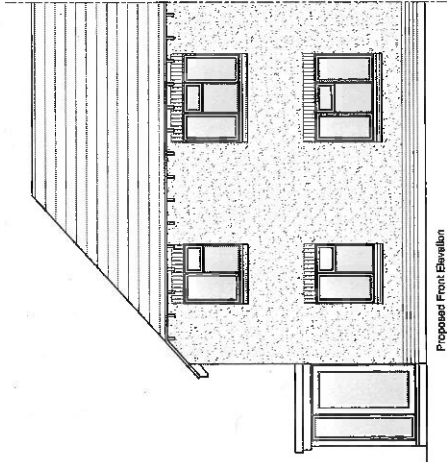


T: 01604 492100
 M: 07904 333447
 E: info@lmrdesign.co.uk
 W: www.lmrdesign.co.uk

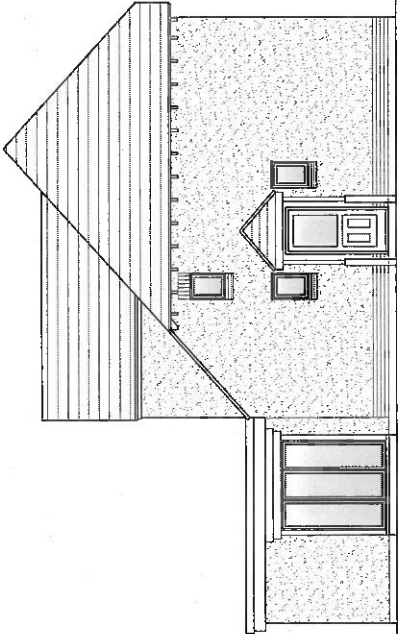
15 Duncan Close
 Moulton Park
 Northampton
 NN3 5WL

client Northampton Partnership Homes	checked LMR
site 15 Kerrfield Estate Northampton	drafted by: LVW
drawing title Location and Block Plan	scale 1:500, 1:1250 @A3
	date Aug 2023
	Drawing Number 023 - 027 - 003
	Revision -

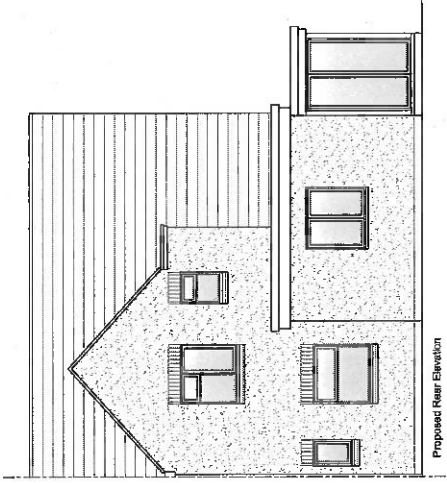
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1:625	0	12.5m	25m
1:312	0	6.25m	12.5m
1:156	0	3.125m	6.25m
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1:39	0	0.78125m	1.5625m



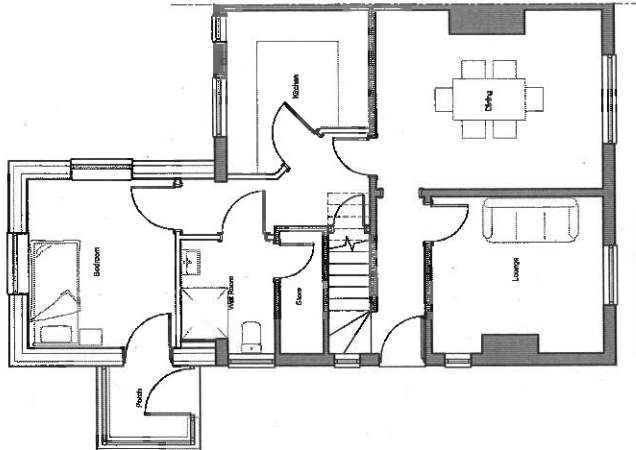
Proposed Front Elevation



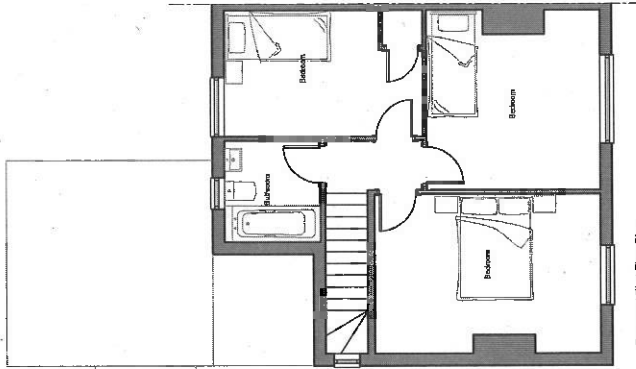
Proposed Side Elevation



Proposed Rear Elevation



Proposed Ground Floor Plan



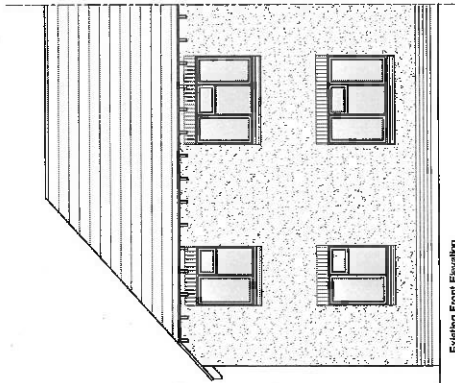
Proposed First Floor Plan

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1:625	0	12.5m	25m
1:312.5	0	6.25m	12.5m
1:156.25	0	3.125m	6.25m
1:78.125	0	1.5625m	3.125m
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1:19.53125	0	0.390625m	0.78125m

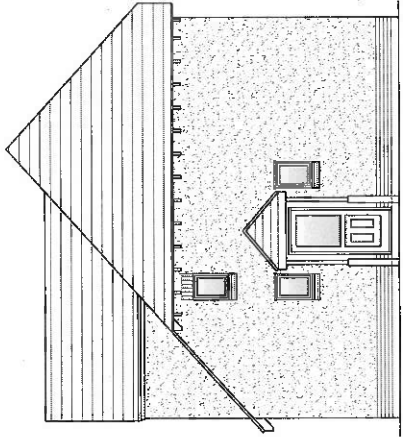


15 Duncan Close
Northampton
Northampton
NN2 6YL
T: 01604 492100
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W: www.lmdesigns.co.uk

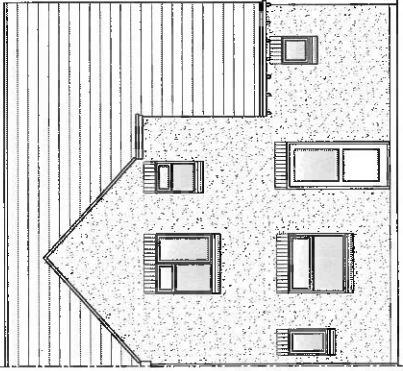
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site	15 Kerrfield Estate Northampton		date Aug 2023
drawing title	Proposed Plan and Elevations		Revision -
	scale	Drawing Number	
	1:100 @A3	023 - 027 - 002	



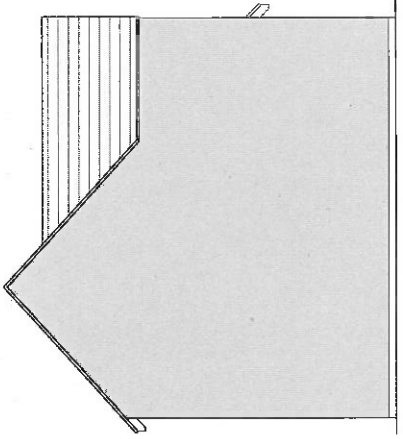
Existing Front Elevation



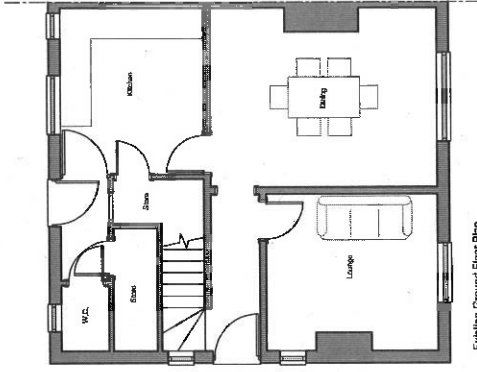
Existing Side Elevation



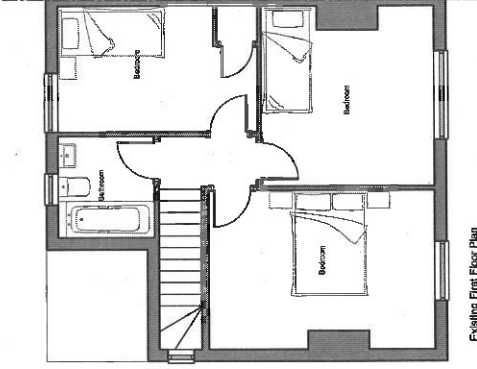
Existing Rear Elevation



Existing Side Elevation



Existing Ground Floor Plan



Existing First Floor Plan

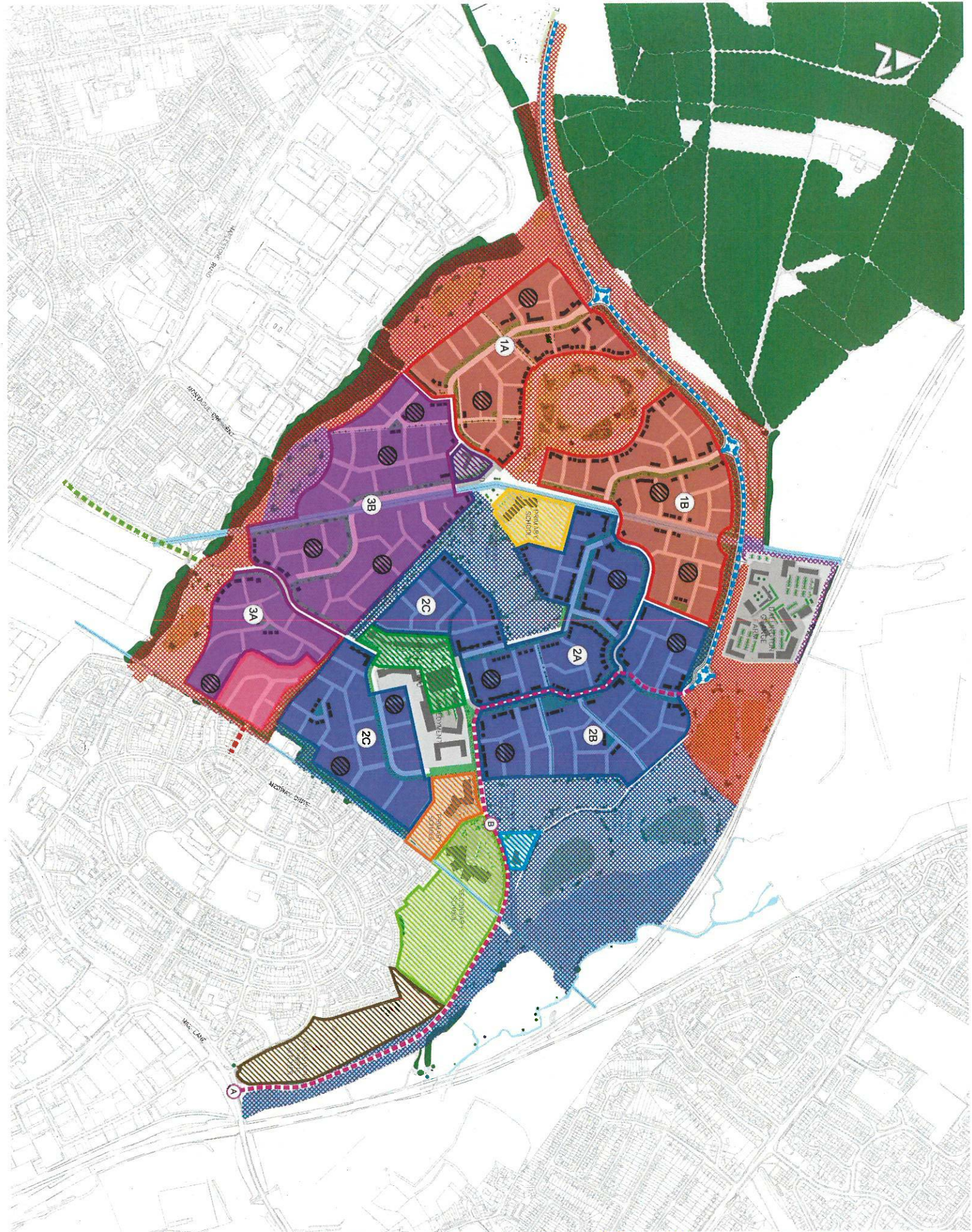
100m	50m	25m	10m	5m	2m	1m	0.5m
1:2500	1:1250	1:625	1:312	1:156	1:78	1:39	1:19.5



15 Dunch Close
Moulton Park
Northampton
NN2 6WL
T: 01604 492100
M: 07704 333477
E: info@lmdesigns.co.uk
W: www.lmdesigns.co.uk

client	Northampton Partnership Homes	checked	LMR
site	15 Kerrfield Estate Northampton	drafted by:	LW
drawing title	Existing Plan and Elevations	scale	1:100 @A3
		drawing Number	023 - 027 - 001
		date	Aug 2023
		Revision	-

WNN/2022/1391 - Dallington Grange, Mill Lane, Kingsthorpe,
Northampton, NN5 7PZ - Approval of Reserved Matters pursuant to
Outline Planning Permission N/2014/1429 for 273 no dwellings on
Phase 1B (part of) Dallington Grange and approval of conditions 11,
12, 14, 19, 20, 24, 29, 30, 39, 40 and 41 of N/2014/1429



KEY:

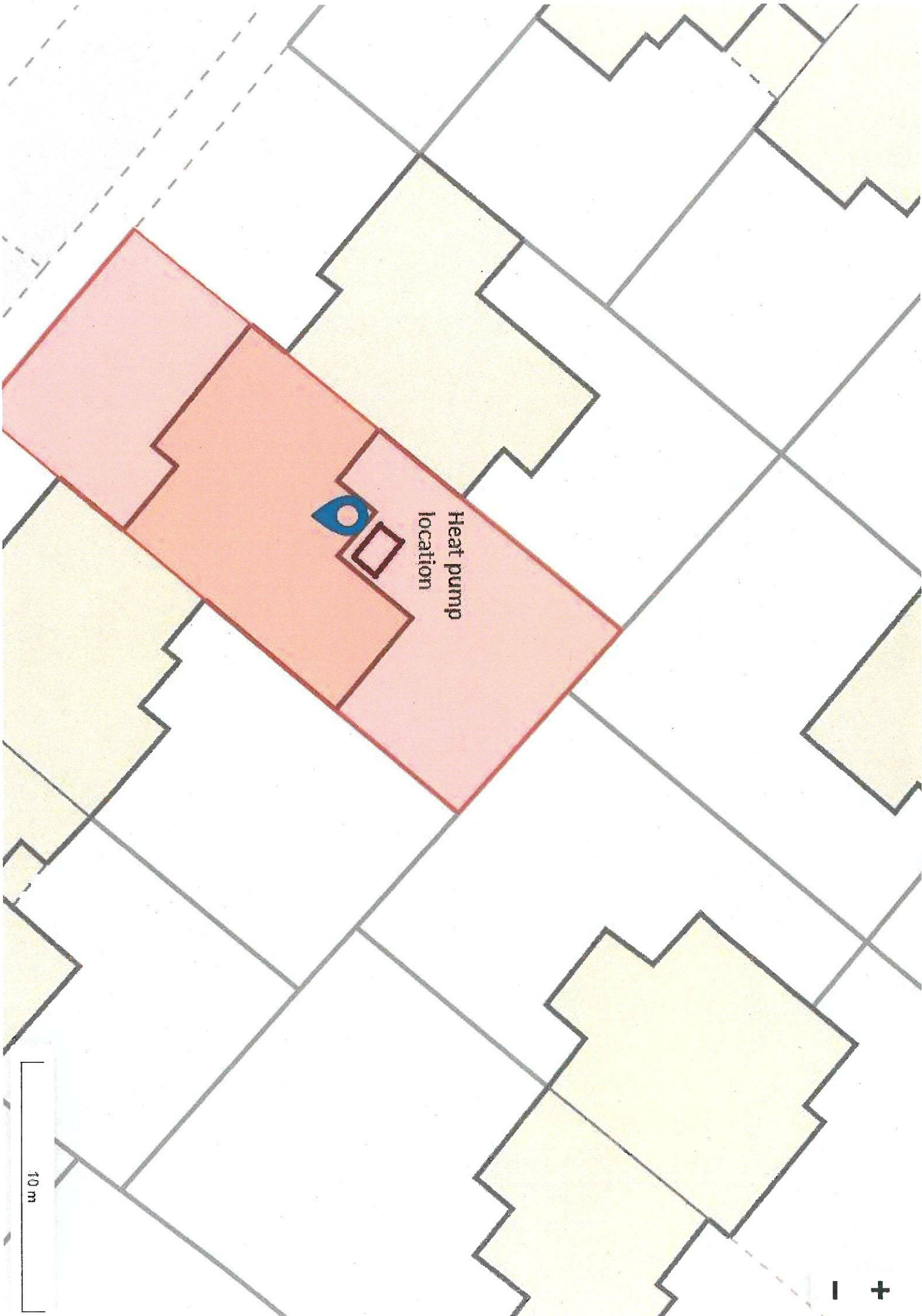
- Phase 1 Development
- Phase 1 FOS: To be completed prior to 75% occupation of Phase 1.
- Phase 2 Development
- Phase 2 FOS: To be completed prior to 75% occupation of Phase 2.
- Phase 3 Development
- Phase 3 FOS: To be completed prior to 75% occupation of Phase 3.
- Reconfigured Spoke Fiches: null on to completion of Mill Lane access.
- Affordable housing (spoke) locations within the phase.
- NSP Affordable Housing Units: (excluding NSP affordable units)
- Primary School 1: Notify the local authority prior to completion of Phase 1. Service and transfer land by 200 occupation. Complete by 400 occupation. (If developer is to construct school)
- Primary School 2: Notify the local authority prior 1200 occupation. Service and transfer land by 1800 occupation. Complete by 2100 occupation. (If developer is to construct school)
- Secondary School: Service and transfer land by 300th occupation. Complete by 320th occupation.
- Community Facility: Service and transfer land by 1600 occupation.
- Phase 1 Mill Lane: Transfer land by 500 occupation.
- Mill Lane Road: Transfer land by 1000 occupation.
- Mill Lane Link: Transfer land by 1000 occupation. Standard consent to be agreed between NCC and developer.
- Handmaker Way Access: Transfer land by 300 occupation. Phase 1, 2 to be completed prior to 2274 occupation.
- Gateway Close Access: Transfer land by 800 occupation. To be completed prior to 800 occupation.

Dalington Grange
 Newhampton

Planning Phase 2
 Planning Title 2
 15000/0/01
 January 2022

S100_100

2023/7148/FULL - 5 Hopping Hill Gardens Northampton NN5 6PF -
Installation of air source heat pump at rear of the house



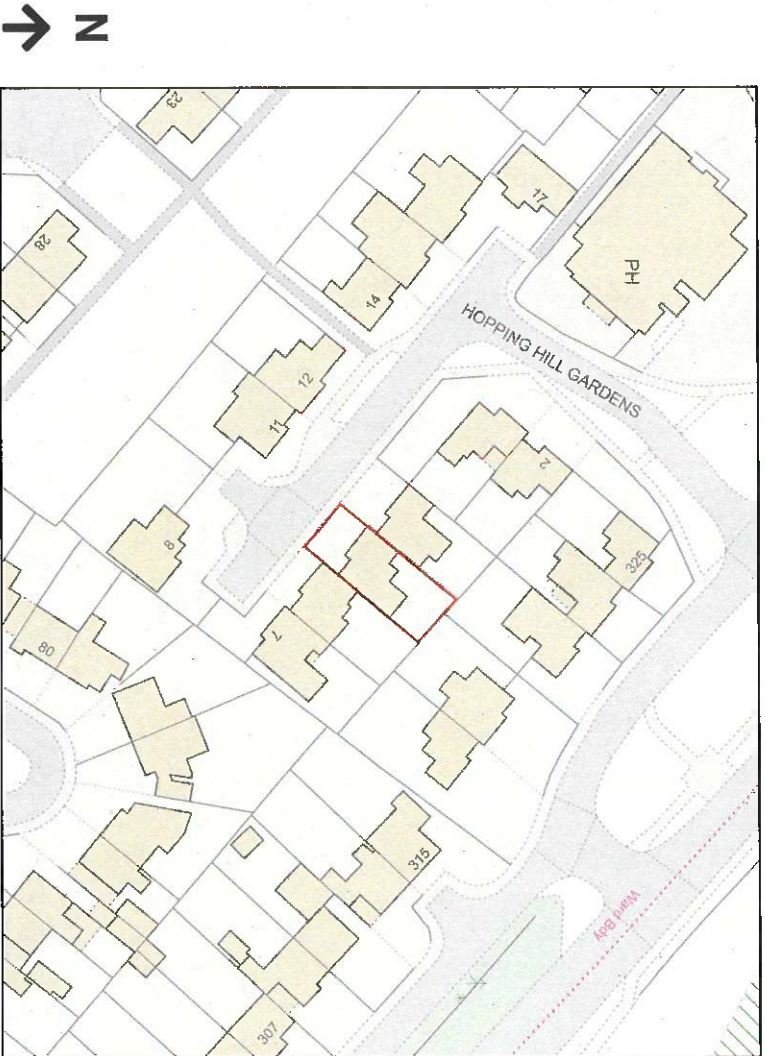
Heat pump
location

10 m

+

Date Produced: 27-Aug-2023

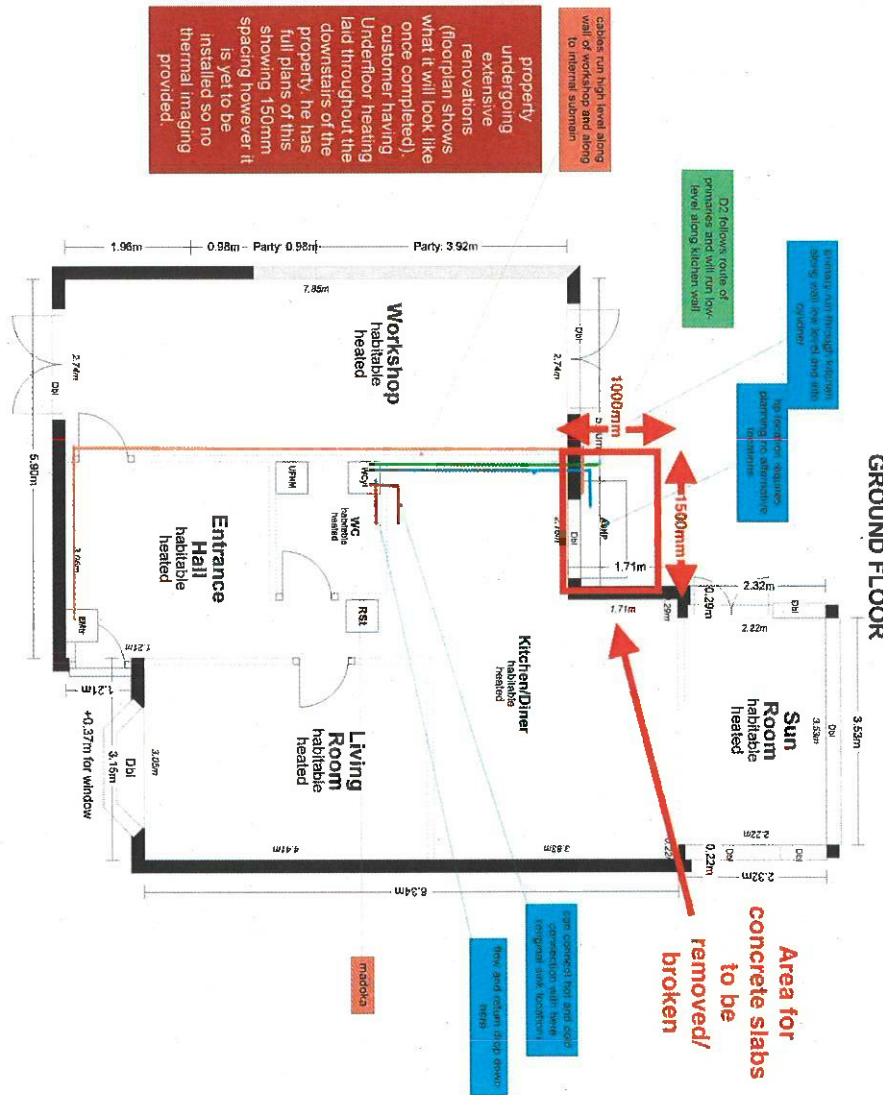
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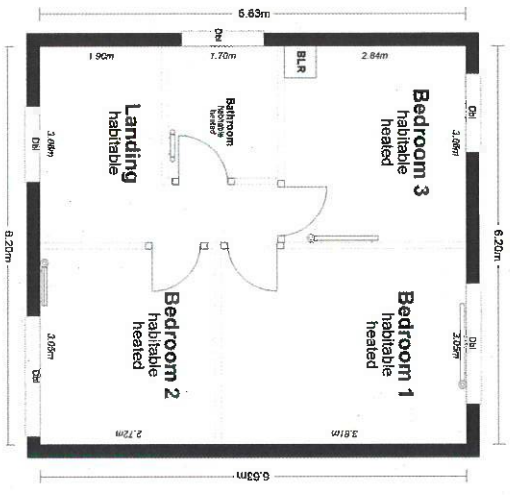
Planning Portal Reference: PP-12416778v1



GROUND FLOOR

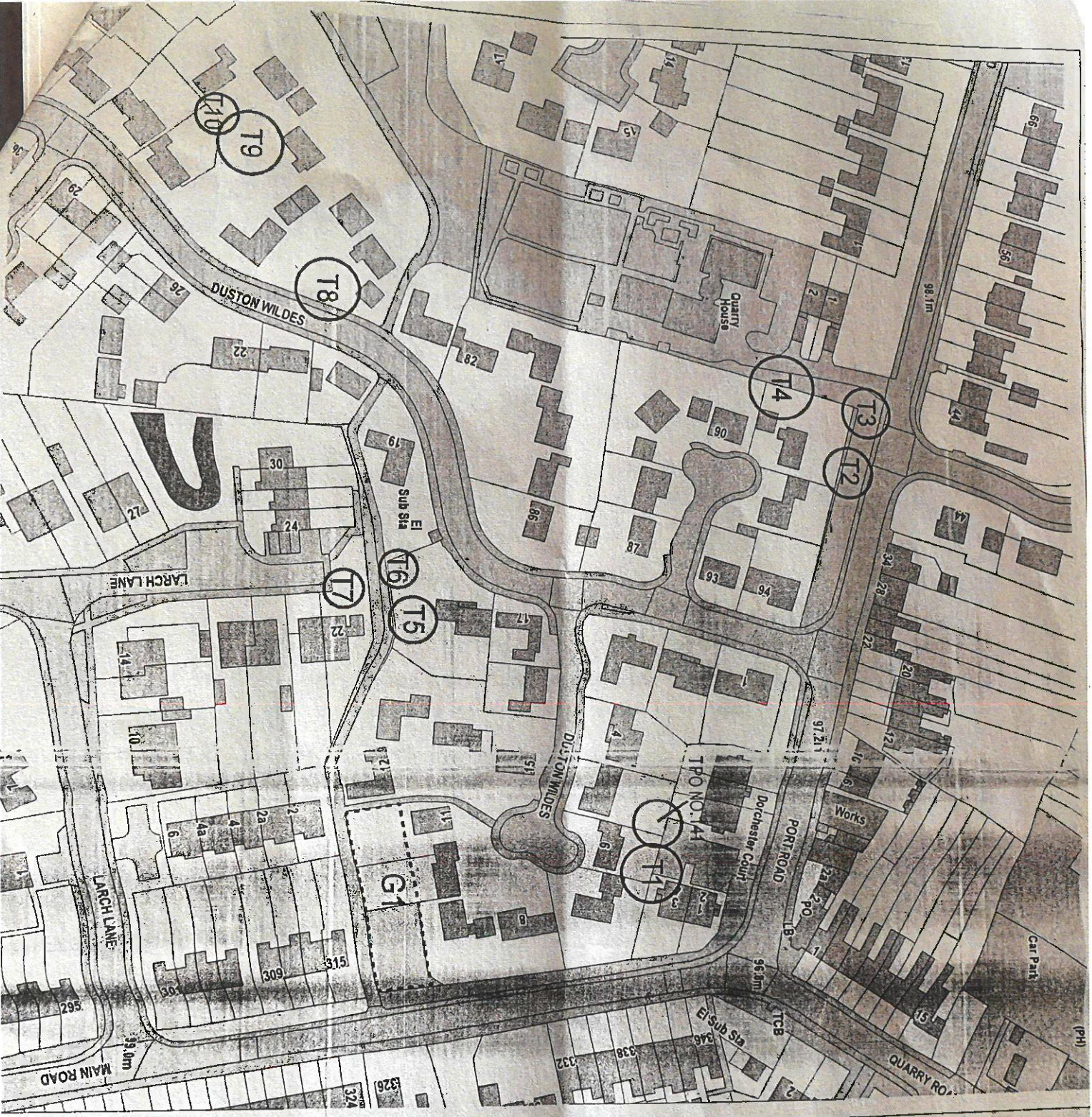


FIRST FLOOR





2023/7227/TPO - 18 Duston Wildes Northampton NN5 6ND - Works
to Sycamore tree subject to Tree Preservation Order no:191



NORTHAMPTON BOROUGH COUNCIL
 Policy and Conservation
 Northampton Borough Council
 Cliftonville House
 Bedford Road
 Northampton
 NN4 7NR

TPO No:	191
Address:	Duston Wildes Duston Northampton
Date:	19th May 2010
Scale:	1:500 @ A3

- Individual Trees
- Group of Trees
- Woodland

.....
 Authorised Officer
 [Redacted Signature]



4705

.....
 Authorised Officer

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Application form for requesting a parking restriction

This document sets out how you can apply for a parking restriction. All requests are thoroughly investigated and assessed before determining if the request can proceed formally. Details of the process are set out below.

What you need to do:

- Please complete the attached form with as much detail as possible.
- It is recommended that you gather sufficient support for your request. It is also important that a high percentage of people affected by the request are also in full support of the proposal. A petition template is included with the attached form, if you wish to canvass your neighbours and other residents living in the area.
- It is advisable to seek support from your local Councillor(s) and if appropriate the local Parish or Town Councils, as their support is key in any decision to proceed with formally advertising proposals.
- Once you have completed the form, send it to: -

Post: Parking & Traffic Orders Team
Kier Highways
Old Harborough Road
Brixworth
Northamptonshire
NN6 9BX

Email: WNCParkingenquiries@kier.co.uk

What happens next?

Kier Highways now undertakes one review of parking restrictions each year, in each of the seven Districts around the County. New requests are assessed and considered as part of the annual review process and formal consultations for proposals that have agreement normally take place in the Autumn/Winter, with works being completed in the Spring/Summer.

We apply set criteria when looking at new requests. Each case is assessed using a range of factors such as accident rates, traffic flows and obstruction etc. If the locations meet our criteria, or if there is sufficient local support, then they may be included in a future consultation to make a change to the Traffic Regulation Orders for that area.

The process which has to be followed to implement parking restrictions (via a change to the Traffic Regulation Order) includes advertising public notices and potentially a period for dealing with any objections. This may take up to 12 – 18 months before any work can be done on the ground.

Office Use only

Information required	Answer
Date Received	
DIST/ BORO:	

Information required	Answer
REFERENCE:	

Request for parking restrictions

Please use BLOCK CAPITALS when completing this form and send it to:

Post: Parking & Traffic Orders Team
 Kier Highways
 Old Harborough Road
 Brixworth
 Northamptonshire
 NN6 9BX

Email: WNCParkingenquiries@kier.co.uk

Applicant Information required	Answer
Applicant's Name(s):	
Address:	
Postcode:	
Email address:	
Telephone no:	
Does your proposal have the support of the Parish/Town Council? (Please answer Yes / No / Not Consulted)	
Does your proposal have the support of the local Councillor(s)? (Please answer Yes / No / Not Consulted)	

Location where changes are being sought	Answer
Road / Street:	
Local Area:	
Town:	

Question	Answer
<p>What is the problem which has resulted in the request? (Describe the issues being faced and the causes of the problem.)</p>	
<p>Have you read the guidance notes, which set out the general principles by which parking restriction requests are assessed? (Please answer Yes/No)</p>	
<p>How does your request contribute towards the general principles set out within the guidance notes?</p>	

Please provide your suggested solution?*	Answer
<p>(Please answer one box only to indicate the type of restriction)</p>	
<p>Residents permit zone: No one is allowed to park unless they are a resident and have a permit. This can be at certain times of day) (complete 'Times of operation detail' box).</p>	
<p>Parking prohibited at certain times (single yellow line) (No-one is allowed to park at certain times of day). (complete 'Times of operation detail' box).</p>	
<p>Waiting prohibited at all times (No-one is allowed to park).</p>	
<p>Other type of restriction (or removal)</p>	

Suggested Solution further questions	Answer
Please provide your suggested days of operation? *Day/s of the week (example Mon and Tuesday)	
Please provide your suggested times of operation? *Hours: (Example 9:00 to 10:00 and 14:00 and 16:00)	
What are the full details of your suggested solution? (Please write full details of your solution. You may include a detailed sketch or plan).	
What is to be achieved by the suggested solution? (Describe how your solution will alleviate the issues described above and what the result that you wish to achieve is?)	
What local support can you demonstrate for the proposal? (Please provide copies of correspondence or petitions that you have received in relation to this location)	
Do you give consent for Kier Highways to pass this data and information onto Parish/Town Councils and Councillors? (Please answer Yes / No)	

Any data or personal information provided to us on this form is only used for the purposes of assessing requests for parking restriction changes and not passed onto any third parties other than Parish/Town Councils, Councillors and internal departments. Any data stored on electronic file will be kept until such a time where there is no longer a business need to store this information.

* Traffic technicians will consider the suggested proposals, along with any supporting evidence provided and against current legislation and Council policies to assess the appropriateness. The outcomes may include alternative solutions being suggested as part of this process. **If you need assistance to complete this form, please contact the Parking & Traffic Orders Team on 01604 529700**

Request for parking restrictions – Petition

Parking restrictions Petition information	Answer
This request for parking restrictions is being collated by:	
Address on request form:	
Location:	

Parking restrictions Petition information	Answer
Type of restriction/scheme requested:	

By signing this form, you are giving support for the proposed parking restrictions as detailed on the request form attached. All entries must be completed in full, otherwise they will be disregarded from this petition.

Applicant information needed	Answer
Name:	
Address:	
Signature:	

Applicant information needed	Answer
Name:	
Address:	
Signature:	

Applicant information needed	Answer
Name:	
Address:	
Signature:	

Applicant information needed	Answer
Name:	
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Signature:	

Applicant information needed	Answer
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Applicant information needed	Answer
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Address:	
Signature:	

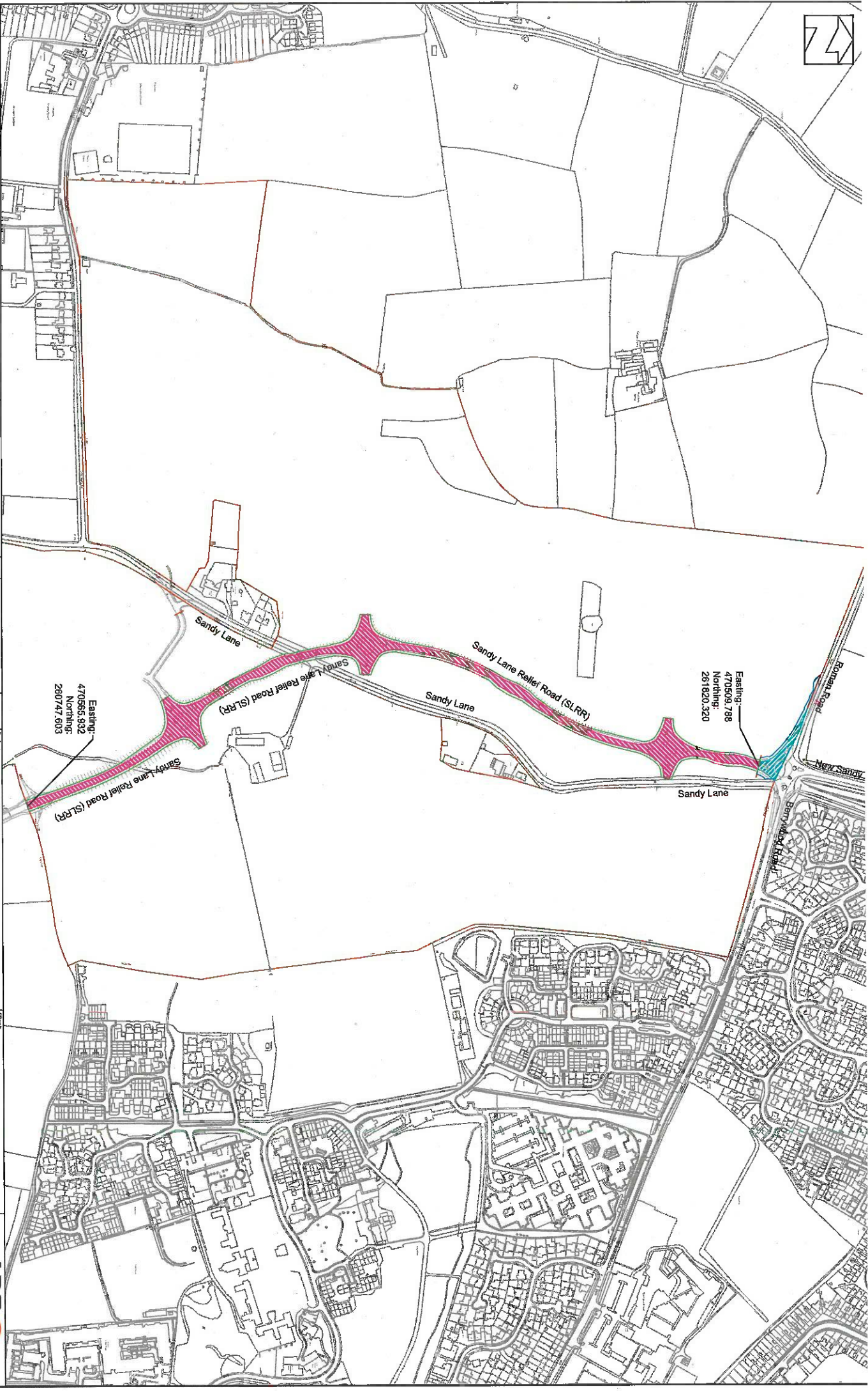
Applicant information needed	Answer
Name:	
Address:	
Signature:	

Applicant information needed	Answer
Name:	
Address:	
Signature:	

Sandy Lane, Harpole - 40mph Speed Limit - P/1981



	Proposed 40mph Speed Limit		Site Boundary
	Existing 30mph Speed Limit to remain		New Highway (SLRR) Boundary



Easting: 470565.932
 Northing: 260747.603

Easting: 470509.788
 Northing: 261820.320

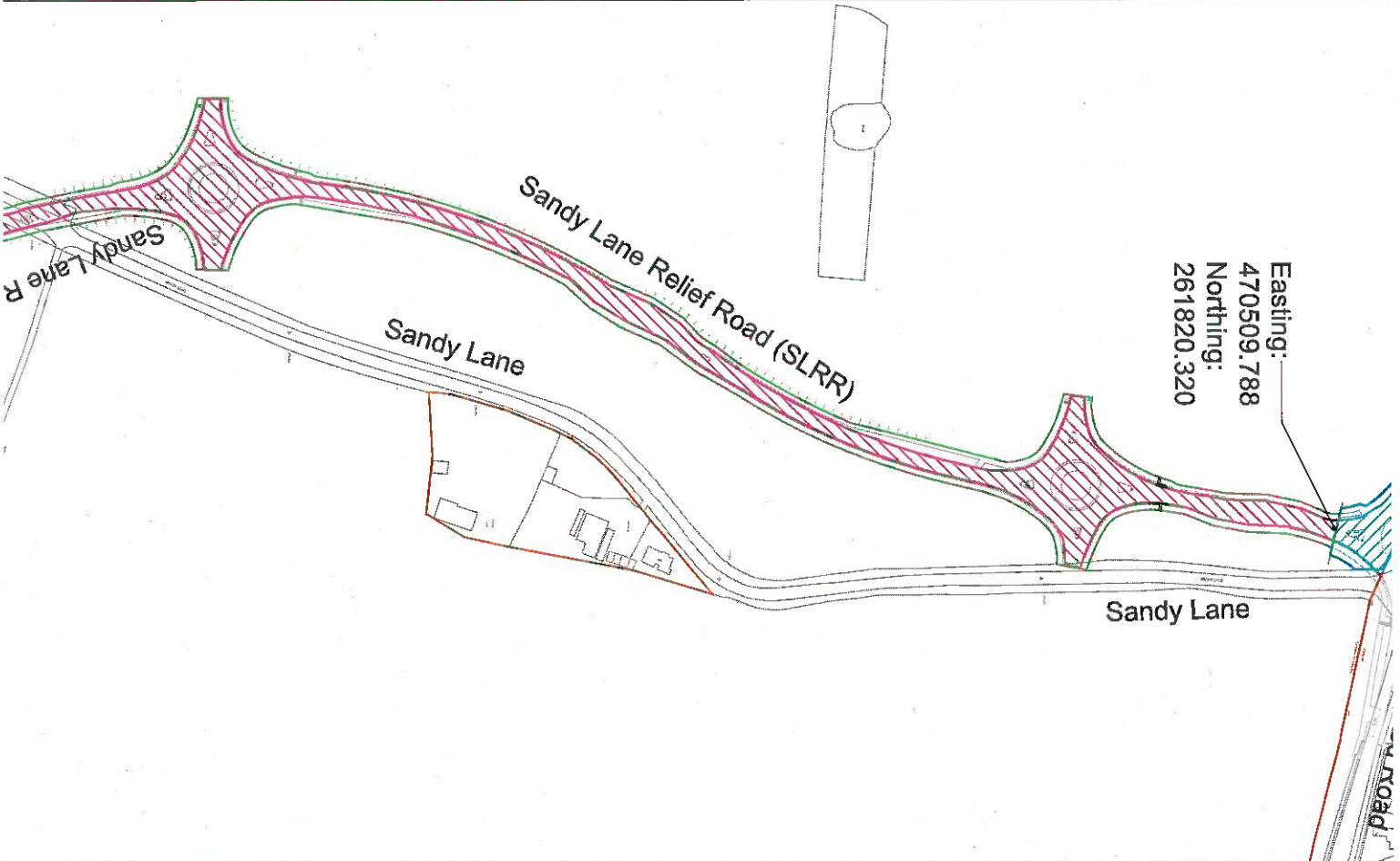
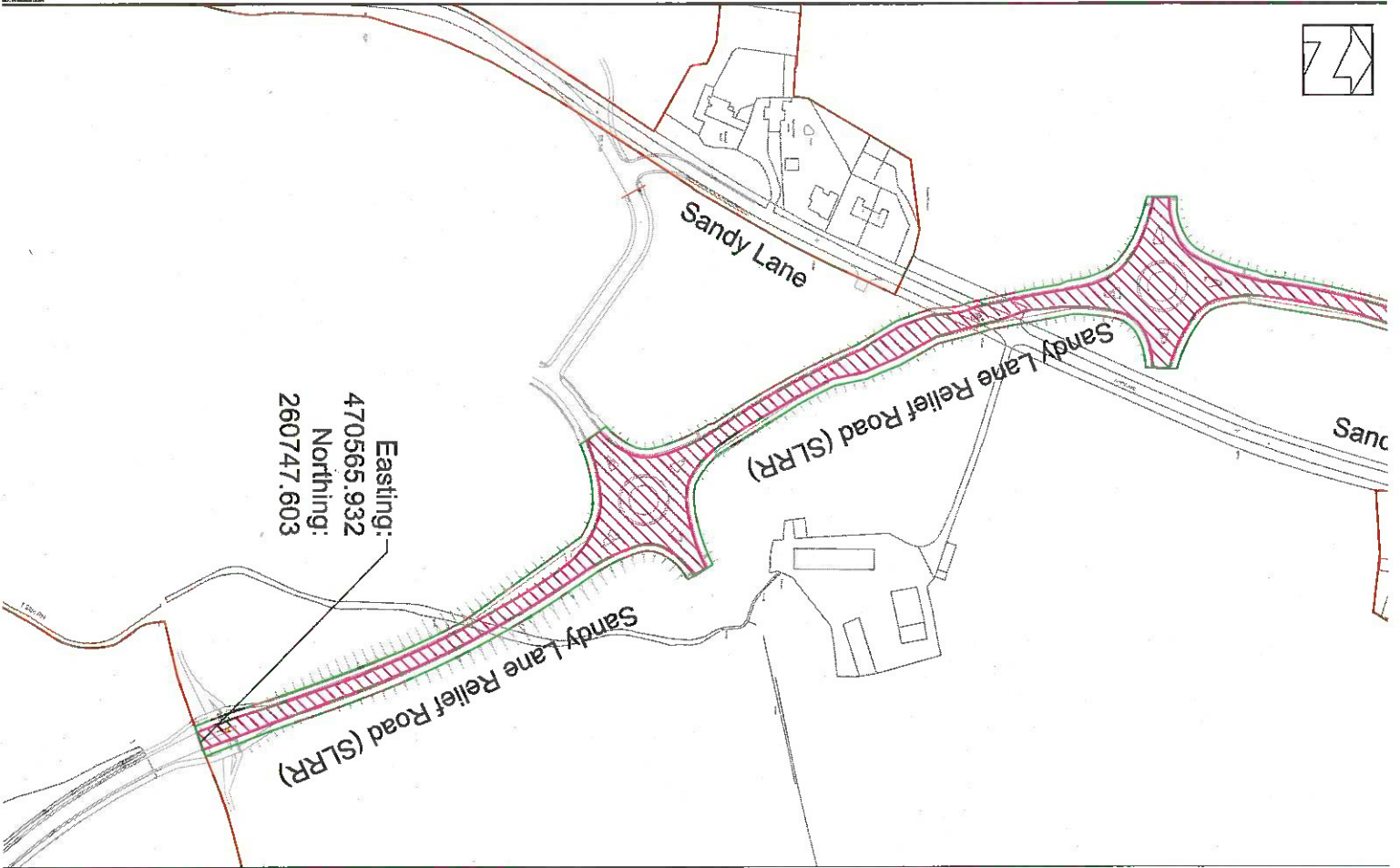
No	Description	Date

Project: **Norwood Farm, Northampton**
 Title: **Sandy Lane Relief Road (SLRR) Proposed Speed Limit Plan**



ADG INFRASTRUCTURE

DRG NO:	A3	SCALE:	1:5000	DATE:	12/09/2022
PROJECT NO:	ADC2197-DR-012	REV:	P1		



- NOTES:
1. Do not scale from this drawing. All dimensions and levels must be taken from the site plan. If any discrepancy is found on this drawing, it shall be referred to the designer. If received electronically, it is the recipient's responsibility to print to the correct scale. Only written instructions shall be used.
 2. This drawing shall be read in conjunction with other relevant drawings and documents for this scheme.
 3. For details of the existing Sandy Lane Shopping Up Order please refer to ADC drawings: ADC2197 DR 000 P2, Sandy Lane Shopping Up Order, ADC2197 DR 000 P3, and ADC2197 DR 000 P9 - Sandy Lane Shopping Up Order Plan (03.1.2000).
 4. Proposed and existing speed limits indicated within the limits of site boundaries only. Existing speed limits applicable to the main road, Burywood Road and New Sandy Lane, are shown between part of the site, the recipient to obtain a speed limit.

	Existing 30mph Speed Limit to remain
	Proposed 40mph Speed Limit
	Site boundary
	New Highway (SLRR) Boundary

Rev	Description	Date

Client: **BARWOOD LAND**

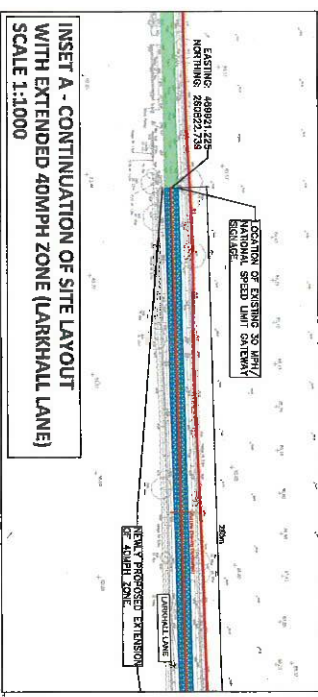
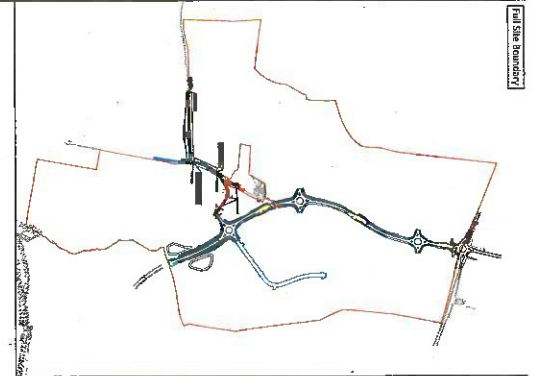
Project: **Norwood Farm, Northampton**

Title: **Sandy Lane Relief Road (SLRR) Proposed Speed Limit Plan**

ADC **INFRASTRUCTURE**

DR Size:	Scale:	Date:
A1	1:1250	12/09/2022
DR No:	ADC2197-DR-012	Rev:
		P1

Full Site Boundary

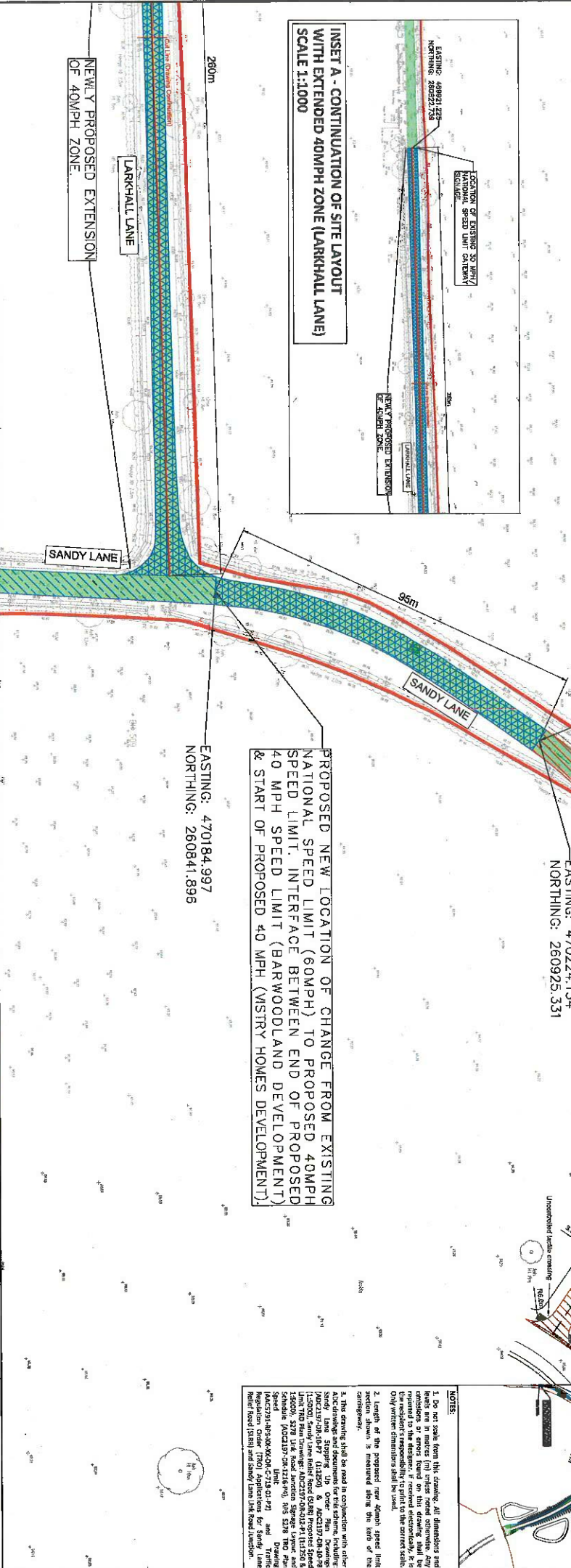


PROPOSED LOCATION OF CHANGE FROM EXISTING NATIONAL SPEED LIMIT (60MPH) TO PROPOSED 30MPH SPEED LIMIT (TOWARDS NORTH) & PROPOSED 40MPH SPEED LIMIT (TOWARDS SOUTH).

PROPOSED NEW LOCATION OF CHANGE FROM EXISTING NATIONAL SPEED LIMIT (60MPH) TO PROPOSED 40MPH SPEED LIMIT. INTERFACE BETWEEN END OF PROPOSED 40 MPH SPEED LIMIT (BARWOODLAND DEVELOPMENT) & START OF PROPOSED 40 MPH (VISTRY HOMES DEVELOPMENT).

EASTING: 470184.997
NORTHING: 260841.896

EASTING: 470224.134
NORTHING: 260925.331



- PROPOSED 30mph SPEED LIMIT (S278 WORKS - BARWOODLAND DEVELOPMENT)
- PROPOSED 40mph SPEED LIMIT (S278 WORKS - BARWOODLAND DEVELOPMENT)
- DEVELOPER'S OWNERSHIP BOUNDARY

- PROPOSED 40MPH SPEED LIMIT (VISTRY HOMES DEVELOPMENT)
- EXISTING NATIONAL (60MPH) SPEED LIMIT (EXISTING SANDY LANE & LARKHALL LANE)

No	Description	Date
P2	Revised for TPO approval with amended 40MPH zone.	31.05.23
P1	Final S10B & TPO application drawings.	24.03.23

BARWOOD LAND
Norwood Farm, Northampton

Title: Section 278 Works Sandy Lane Link Road Junction Proposed Speed Limit Plan

ADC INFRASTRUCTURE
Scale: 1:500 Date: 24/03/2023
Dwg No: ADC2197-DR-013 Rev: P2

NOTES:

- Do not scale from this drawing. All dimensions and levels are in metres (m) unless noted otherwise. Any omissions or errors found on this drawing shall be the responsibility of the client. It is the client's responsibility to print to the correct scale. Only written dimensions shall be used.
- Length of the proposed new 40mph speed limit section shown is measured along the axis of the carriageway.
- This drawing shall be read in conjunction with other ADC drawings and documents for this scheme, including: Sandy Lane 200MPH, 30MPH, 40MPH, 60MPH, 80MPH (S2000), Sandy Lane Relief Road (S188) Proposed Speed Limit TPO Drawings: ADC2197-DR-012 & 11.17.23 & 15.05.23, S278 118m Relief Road, 80-82.5 180 MPH Speed Limit (S2438) 20.04.23, 80-82.5 180 MPH Speed Limit (S2439) 20.04.23, and Drawing (ADC5731-SR-004) DR-016 of 2021 and Traffic Relief Road (S188) and Sandy Lane Link Road Junction.

Duston Parish Council

Neighbourhood Plan Update

October 2023



Purpose

To identify opportunities to build upon the success of the Adopted Duston Neighbourhood Plan and update the document to reflect the challenges facing Duston today. To identify key next steps.

Summary

The Adopted Duston Neighbourhood Plan (NP) was one of the first plans of its kind adopted in Northamptonshire. As identified in the Inspector's Report a lot of hard work was put into the plan. There was significant input and buy-in from the community.

There is now an opportunity for Duston Parish Council to refresh the document and relaunch it. Duston is now facing new pressures and the policies in the NP can work harder for the community.

Using monitoring data collected since adoption, making the plan more visual and relaunching it presents a new opportunity to build on the good work undertaken by Duston Parish Council. A relaunch with both the community and our partners at West Northamptonshire Council can once again put the plan at the heart of planning decisions which affect the community of Duston.

Introduction

The Duston Neighbourhood Plan Referendum was held on 5 November 2015 when 85.6% of the votes were 'YES'. At full Council on the 14 December 2015 Northampton Borough Council made the Duston Neighbourhood Plan. It now forms part of the Development Plan.

It is becoming clear that as Duston faces new pressures such as the planned suburban growth of Northampton to the West and within the Parish itself. Whilst forming part of the Development Plan sometime policies of the NP have not been applied appropriately or even referenced.

Whilst a great and sound document, it might be appropriate to make the plan more visual and engaging, using best-practice examples and real-world examples.

Updating the Neighbourhood Plan

Duston Parish Council could explore opportunities to rewrite the plan and supersede the current NP. This would likely be too resource intensive and would be limited by the plan period imposed by the Joint Core Strategy and the Northampton Local Plan (Part 2).

Instead an update, applying real-world monitoring data collected since adoption, a visual refresh and a relaunch could help put the NP back at the heart of local decision making.

Planning legislation provides for groups with an adopted NP to refresh their plan. As outlined on the gov.uk website there are key three types of modification which can be made to an adopted neighbourhood plan. These involve:

1. **Minor (non-material) modifications** to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These

may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.

2. **Material modifications** which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
3. **Material modifications** which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

It is likely that option 1 or option 2 would be most relevant to Duston Parish Council if it sought to update its NP. As work is undertaken to establish what parts of the plan need to be updated it will become clear which option will be most relevant.

West Northamptonshire Council have already agreed that they will help support and advise which option will be relevant. Their input to identifying how the NP can work better for them as Local Planning Authority could also be invaluable.

What could those options look like?

Option 1

- Visual updates to the plan, limited to refreshed graphics, maps etc
- Increased formatting and visual emphasis of the adopted policies
- Creation of an interactive online NP

Option 2

- Visual updates to the plan, with refreshed graphics, maps etc
- Increased formatting and visual emphasis of the adopted policies
- Online, interactive NP
- and*
- Additional policy guidance, including real-world examples of best practice and things to avoid this could also be interactive online/ social media
- Further spatial analysis, showing how existing policies should be applied within the context of new planned development both within and to the edge of the NP area/ Parish
- Updated evidence base, using our data to emphasise how policies should be used and applied more effectively
- Inclusion of some new spatial priorities which relate to existing policies, for example open space and public realm enhancements
- Identifying the ongoing priorities for NCIL receipts and how that can deliver the vision of the NP

Funding, Volunteer and Consultancy Input

Locality have confirmed Duston Parish Council are likely to be eligible for the full amount of available funding to update the NP. This will be subject to a formal application process.

It is advisable to form a working Neighbourhood Plan Group. This should be led by Councillors and volunteer residents. A chair would need to be appointed. This format worked well before when the NP was being developed and helped us capitalise on local knowledge.

As before paid planning consultancy input is advisable. Such support will help to apply best practise and draw upon national expertise which has emerged since the adoption of the NP.

A good consultant will be able to use the data collected by Duston Parish Council, understand the new pressures facing Duston. They will also be aware of real-world examples and best practise which can be applied in a way to strengthen existing adopted policies.

Consultancy input will also ensure that any proposed changes are not inadvertently considered 'material', requiring a further referendum. Any consultancy appointed should have a clear brief and demonstrate that they have the necessary skills, including examples of industry-leading examples of made neighbourhood plans which adopt an innovative and visual style. They should also be able to assist with public engagement and have relevant graphic and technology skills.

Next Steps

- Form a working sub-group of Councillors and residents with an identified Chair, reporting to the Duston Parish Council Planning Committee
- Apply for Locality Funding
- Identify which aspects of the NP can work better, using monitoring data and recent planning decisions to inform how the NP could be made more effective
- Consider the appointment of neighbourhood planning consultancy services, preparing a robust written brief with identified outputs, timeframes and budget
- Agree a programme and publicise
- Engage with partners at West Northamptonshire Council and other relevant stakeholders
- Undertake community engagement and consultation, including workshop style events with residents, landowners and the local development sector
- Submit to West Northamptonshire Council/ the Planning Inspectorate
- Adopt and re-launch!

