

Proposed Residential Development of Land at Boughton Road, Moulton, Northampton, NN3 7SQ

Frequently Asked Questions – Pre-Application Public Consultation

1. What is the purpose of this consultation?

Hourigan Planning (Chartered Town Planners) is preparing an outline planning application (all matters reserved save for means of access) on behalf of Nightingale Land¹ for a proposed residential development together with vehicular access, public open space, and associated works and infrastructure.

We have been instructed to notify neighbouring homes and businesses, and other interested parties such as the Moulton Ward Councillors and Moulton Parish Council that a planning application is currently being prepared. We are instructed to seek feedback from the local community on the draft proposals.

Feedback received from this current consultation will inform the final details of the planning application before finalising a scheme and submitting a formal outline planning application to West Northamptonshire Council.

2. When will you be submitting the planning application?

We plan to submit the planning application to the Council by the end of August 2025 following the closure of the consultation period and once we have had a chance to properly consider all comments received.

3. What is the proposed scheme?

Type of Application

We are proposing to submit an outline planning application with all matters reserved save for means of access. This means that we are seeking only to formally establish the principle of residential development and the details of how the site would be accessed by vehicles and cycles. Matters that will be reserved are:

- **Appearance** - aspects of a building or place which affect the way it looks, including the exterior of the development.
- **Landscaping** - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.
- **Layout** - includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.
- **Scale** - includes information on the size of the development, including the height, width and length of each proposed building.

Outline permissions cannot be implemented until a subsequent reserved matters application(s) has been submitted and approved by the Local Planning Authority.

¹ Nightingale Land specialise in the freehold acquisition of land with future residential potential. Further information is available here: <https://www.nightingaleland.co.uk/about-us/>



Notwithstanding the outline nature of the scheme, a draft Indicative Development Framework Plan has been prepared which articulates how the site could be developed. This Plan shows an indicative developable area where the new homes could potentially be located alongside areas of proposed public open space, an area for children's play, significant areas of new native species planting, the retention of existing trees, hedgerows and grassland, and the introduction of a network of footpaths and/or cycleways to enable people to access the undeveloped areas for recreational purposes.

Density & House Sizes

We envisage that the developable area could be built at approximately 39 dwellings per hectare which would result in a potential yield of 120 new homes. It is envisaged that the development would comprise a mix of single storey (bungalows), two and three storey homes in a mix of house sizes and number of bedrooms potentially ranging from 1 to 5 beds. The bungalows have the potential to be built so that they meet enhanced accessibility criteria (Building Regulations Standard M4 (3)).

Affordable Homes

Policy H2 of the West Northamptonshire Joint Core Strategy Local Plan (part 1) requires that all residential development on sites of over 15 dwellings in rural areas of the Daventry District provide up to 40% of the residential units as affordable housing. It is proposed that the scheme would exceed this policy requirement, by proposing that 50% of the homes as affordable homes with the size and tenures to be discussed and agreed with the Council during the course of the planning application process. Any future planning application would be accompanied by an Affordable Housing Statement.

Access

It is proposed that a new vehicular access would be created off Boughton Road. The suitability of this access point has been investigated by a highways consultant, and this has informed the draft proposals. A Transport Assessment and Framework Travel Plan would be submitted with the outline planning application which would set out the proposed access arrangements and would demonstrate how the development would adopt sustainable travel principles.

The Indicative Development Framework Plan indicates that there is potential to provide a new pedestrian footpath on the inside of the existing hedgerow next to Boughton Road to the north of the new vehicular access point. This footpath would then link into a proposed extension of the existing footpath (on the northern side of Boughton Road) to allow people to continue to walk along the footpath towards the existing housing off Forester Road and beyond. A further break in the existing hedgerow on Boughton Road is proposed at a point opposite the existing Public Right of Way (PROW) which sits next to the outdoor centre Adventure Ways on the other side of the road. This break in the hedgerow would enable another footpath link which would encourage people to access the wider PROW network in the local area.

Subject to further discussions with the Local Highways Authority, the Applicant would be amenable to funding the relocation of the existing speed limit restrictions and associated signage, with the relocation of the timber fences and 'Moulton' 'please slow down' speed limit as appropriate. The Applicant is keen to ensure the new development is safe for both vehicle and pedestrian movements.

Trees, Woodland, Hedgerows & Biodiversity

Approximately 50% of the site will remain undeveloped, retaining trees and hedgerows where possible, and enhancing areas with new planting.

Overall, the proposals would be required to deliver at least 10% net gain in biodiversity, otherwise known as 'BNG'. Ecological survey work is ongoing at the moment and the results of that survey work will inform the draft proposals, and will be detailed in the documentation submitted with the outline planning application.

Informal Open Space and Locally Equipped Area of Play

The majority of the informal open spaces and new planting is proposed to be provided on the northern and western parts of the subject site. Further planting will occur along the eastern and southern boundaries. Attractive footpaths and cycleways could be positioned through this informal open space to provide people with the opportunity to exercise amongst nature.

A potential location for a new play area set within a soft landscape and planted area is also proposed in the north of the site which would be positioned within the site where it would be very accessible for children living in the new homes, and well as other children in the wider locality.

4. How have you come up with the scheme?

Whilst the proposals will seek outline planning permission, the Indicative Development Framework Plan shows how the site could be developed in line with the following principles:

- A landscape-led approach which seeks to retain and protect trees and hedgerows where possible and introduce significant new planting.
- Providing for effective transition from the built environment to the countryside through significant new areas of planting and landscaping throughout the site and on its periphery.
- Ensuring that the development would reflect the surrounding residential areas, respecting the topography and the character of the more 'natural' landscape in the north and western parts of the site.
- At this stage the external appearance of the dwellings does not form part of the outline proposals. The external appearance of the new homes would be subject to reserved matters approval at a later stage, enabling the Council control to how the new homes might look.
- We are seeking to contribute to a mixed and balanced community. Dwellings on the site could comprise of family homes (of a mix of sizes between 1 and 5 beds). Bungalows are also proposed which could be constructed to comply with the M4(3) Building Regulations standard, maximising potential for accessibility and adaptability, which would make them suitable for a wide range of occupants, including older people, those with reduced mobility and wheelchair users.
- Measures to attenuate surface water run-off from the development will be deployed - these measures will be fully detailed in a Flood Risk Assessment and Drainage Strategy to be submitted in support of the scheme. The proposal will follow best practice in the Sustainable Urban Drainage Systems (SuDS) hierarchy but as per the Indicative Development Framework Plan we aim to utilise attenuation features which also have dual biodiversity benefits.

5. Why are you proposing this development?

Across the country it is a well-established fact that we need to build more homes to help solve the housing crisis; this is a central thread of the Labour government's pledge to get Britain Building Again. This development will make a meaningful contribution to addressing the housing crisis and meeting local housing needs.

Whilst delivering 50% open market homes the development would also deliver 50% affordable homes which is 10% more than the Council's current requirement of 40% - this is a significant social benefit.



The size of the site means that it would be attractive to medium sized developers who the government is keen to encourage in order to significantly boost the supply of housing across England. In that respect it is important that areas across England (both rural and urban) have a mix of sites to meet their needs rather than primarily relying on large strategic sites which can often take significant time to deliver dwellings.

Finally, the site is close to the village centre and local services, thereby being in an accessible location to meet day-to-day needs.

6. What are the economic benefits of the proposals?

The construction of the proposed development would contribute to generating full-time equivalent (FTE) jobs within the construction industry over the build period, which would be a benefit to the economy of the local area.

Moreover, the proposals would also generate additional expenditure within the local economy, supporting local shops, services and businesses in the Moulton area. This level of expenditure would in turn support jobs in the local areas as well as potentially creating additional public sector jobs (e.g. teachers, doctors etc.) as a direct consequence of the proposals and additional residents.

The development will deliver 50% affordable housing, helping to address local affordable housing needs by providing opportunities for lower income households to own their own home or to secure affordable accommodation.

New residents occupying the development would also generate demand for health, education and other services off the site (e.g. schools, hospitals, public administration), thus supporting further public sector employment. Where necessary financial contributions will be paid to mitigate the impact on social infrastructure.

Lastly, the proposals would generate an additional capital receipt for West Northamptonshire Council via New Homes Bonus payments, based on the properties adding to the net supply of housing in the area.

Overall, it is evident that the application proposals are fully commensurate with the economic dimension of sustainable development and would represent a significant economic boost for the area.

7. What are the social benefits of the proposals?

There is no doubt that the proposals would make a meaningful contribution to meeting housing need within the local community both in terms of both open market and affordable homes. Indeed, increasing the overall supply of housing improves affordability by redressing supply/demand issues and reduces prices overall thereby allowing more people access to the housing market and enhanced social mobility, which is a positive social benefit.

The proposals could also result in the creation of a high-quality living environment comprising a mix of dwellings and would support any future community's health, social and cultural well-being. It would also facilitate the creation of jobs within the local labour pool, both during construction and the operational phase.

The site is considered to be well located in relation to local services and has the potential to reduce reliance on the private motor vehicle. For these reasons, it is considered that the proposals would also be socially sustainable.

Moreover, the proposals include for generous amounts of public open space and play space on land that is currently private and inaccessible to the community. The draft Indicative Development Framework Plan demonstrates how the site could



provide publicly available recreational footpaths/cycleways which would be a significant benefit to the health and wellbeing of people in the area. These social benefits would not materialise without this development.

8. What are the environmental benefits of the scheme?

The proposed development presents an opportunity to improve and enhance the biodiversity credentials of the subject site through proper management of existing trees and hedges, supplementary landscaping with additional planting of trees, and carefully designed areas of open space. The proposals will also deliver at least a 10% net gain for biodiversity.

The outline planning application will be accompanied by a Tree Survey and Arboricultural Impact Assessment as well as Ecology Survey reports and a Biodiversity Net Gain Assessment.

Nightingale Land is committed to ensuring that any future residential development adopts a fabric first approach and utilises renewable sources of energy. The proposals could therefore include air source heat pumps and solar panels, as well as other energy efficiency measures deemed appropriate, thereby allowing the proposals to exceed the requirements of existing Building Regulations. Each home would be built with its own Electric Vehicle Charging Point (EVC) as well as secure cycle parking.

9. What about impacts on local infrastructure?

The provision of adequate leisure, community and cultural infrastructure is essential to the creation of sustainable communities. These facilities help to create social cohesion and encourage people to feel a sense of pride and belonging in their local areas. Many communities in the area are supported by town or village halls, community centres, post offices, public houses, libraries, allotments, sport and recreational facilities, places of worship, education facilities (including nurseries and youth clubs) and health and social care facilities. The provision of new dwellings can create an increase in demand for these facilities and it is important to ensure that suitable provision is made for this growth in the community and the increased demand that will be placed on local community facilities.

Policies INF1 and INF2 of the Council's Local Plan confirm that new development that generates a requirement for infrastructure will normally be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that development is delivered. This can be in the form of financial contributions to services like education, primary care, bus services, and it can also be in the form of physical improvements, such as highways improvements.

When a planning application is submitted, the Council will seek responses from statutory bodies who will set out what site-specific mitigation might be required and why. Where such requests meet the CL² Regulations, site-specific mitigation may be the subject of a Section 106 Agreement. With this in mind, the community can therefore rest assured that this development will mitigate any impact it has on local Infrastructure.

10. What about disruption to local people whilst the scheme is built?

The Council can control how the scheme is delivered by way of a planning condition imposed on any planning permission granted. This could for example regulate delivery and construction times so as to minimise (and potentially avoid) disturbance to local residents.

² Community Infrastructure Levy.

11. How can I get involved?

All of the consultation material can be found online at our website:

www.houriganplanning.com/consultations

There are a number of ways to comment on the draft proposals:

By email: hello@houriganplanning.com using “Land at Boughton Road, Moulton Consultation” as the email subject line.

By Post: Land at Boughton Road, Moulton Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester, M2 2JG.

Consultation Period Closes: 25 July 2025

Please note: Comments received will be summarised and addressed in a Statement of Community Involvement to be submitted with the planning application. No personal details will be published. The local community will also have a further opportunity to comment on the scheme once a formal planning application is lodged with the Council.