

PROPOSED RESIDENTIAL DEVELOPMENT

LAND AT BOUGHTON ROAD, MOULTON, NORTHAMPTON, NN3 7SQ

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

We are undertaking consultation on the emerging draft proposals so that the local community has an opportunity to engage in the process prior to a formal planning application being submitted.

All comments received will be used to inform and refine the outline planning application before it is formally submitted to West Northamptonshire Council.

Proposed Layout



 NIGHTINGALE LAND


HOURIGAN
PLANNING

THE DRAFT SCHEME

- Potential to deliver in the order of 120 dwellings comprising a mix of 1 to 5 bedroom homes and bungalows.
- 50% of the new homes would be genuine Affordable Homes; the Council's planning policy requirement is 40%.
- New bungalows could include accessibility and adaptability features.
- Over 50% of the site will remain undeveloped with significant areas of open space and a new children's play area.
- Existing trees and hedgerows are to be retained where possible and supplemented with significant areas of new planting.
- At least 10% net gain in biodiversity would be delivered.
- A network of footpaths throughout the site making it accessible for pedestrians to new areas of green infrastructure, thereby making a positive contribution to health and wellbeing.
- Energy efficiency measures could be incorporated, utilising renewable energy in the new homes such as (for example) air source heat pumps and / or solar panels. Each house would be equipped with an electric vehicle charging point.
- As well as exceeding the required number of affordable homes, the proposals would also include contributions to social infrastructure (where necessary).
- Other social benefits would be the creation of jobs during the construction period and long-term expenditure in the local area from future residents.

HOW TO COMMENT

The consultation period will be open until 25 July 2025

Further details of the proposals are available to view at www.houriganplanning.com/consultations/

Please submit comments by post or email:



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



hello@houriganplanning.com (using "Land at Boughton Road, Moulton Consultation" as the subject line).

Please note: Comments received will be summarised on a topic basis in a Statement of Community Involvement which will be submitted with the planning application. No personal details will be made public. When the planning application has been submitted, the Council will notify surrounding residents as part of their own statutory consultation process. You will then have a further opportunity to submit comments on the proposals directly to the Council.