

[REDACTED]

From: Andrew Wintersgill [REDACTED]
Sent: 13 June 2019 17:30
To: Planning Policy
Subject: Northampton Local Plan Part 2 (Submission Draft)
Attachments: Representation on behalf of Bovis Homes Ltd.pdf

Dear Sir/Madam

I am pleased to submit the attached representation on behalf of **Bovis Homes Ltd.**

Andrew Wintersgill

Andrew Wintersgill
Partner



[REDACTED]
davidlock.com

David Lock Associates Limited
50 North Thirteenth Street | Central Milton Keynes | MK9 3BP





REPRESENTATION FORM FOR THE NORTHAMPTON LOCAL PLAN PART 2 PROPOSED SUBMISSION DRAFT (REGULATION 19 CONSULTATION)

Northampton Borough Council is preparing a Local Plan Part 2 for the Borough which will supplement the West Northamptonshire Joint Core Strategy and will replace Saved Policies in the Northampton Borough Council Local Plan (1997). The Local Plan Part 2 will cover the period to 2029. This stage is the Proposed Submission Draft Local Plan Part 2 (Regulation 19) and is the version of the plan that the Council intends to submit to the Planning Inspectorate for independent examination.

This form should be used to make representations on the Northampton Borough Council Local Plan Part 2 Draft Submission.

You can submit your representation online using our electronic form through the link below:

www.northampton.gov.uk/lp2proposedsubmission

A downloadable version (MS Word) is also available on the same page.

Under the General Data Protection Regulation (GDPR), Northampton Borough Council needs to inform you of the reasons why we are capturing your data and what we will do with your data. Any personal data collected and/or processed will be dealt with in accordance with the Data Protection Legislation and the Council's Data Protection Policy. Data is held securely and accessed by, and disclosed to, only individuals where relevant to this policy / procedure.

View Northampton Borough Council's Privacy Policy here:

<https://www.northampton.gov.uk/info/200031/data-protection/175/data-protection>

Please note that it is not possible for representations to be considered anonymously. Representations will be published on the consultation website and included as part of the submission to the Inspector. Address and contact details will be removed from published responses.

I agree to the Council collecting my personal data so that they can process my reply to the Northampton Local Plan Part 2 Proposed Submission Draft Regulation 19.

☒

Yes (please tick)

**Please complete and submit by 5pm on Friday 14 June 2019.
Responses received after this time will not be accepted**

Ref:

(For official use only)

This form has 2 parts:

Part A Personal details

Part B Your representation(s).

Please fill in a separate sheet for each representation you wish to make

Part A: Personal Details

Q1: Are you making this representation as? (Please tick as appropriate)

- a) Resident or member of the general public ☐
- b) Local Authority or Town/Parish Council ☐
- c) Landowner ☐
- d) Agent / Consultant (on behalf of **Bovis Homes Ltd.**) ☒
- e) Other organisation (please specify which type of organisation below):

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in column 2.*

	Personal Details	Agent's Details (if applicable)
Title	Mr	Mr
First name	Steve	Andrew
Last name	Weitzel	Wintersgill
Job title (where relevant)		Partner
Organisation (where relevant)	Bovis Homes Ltd.	David Lock Associates Ltd.
Address line 1		50 North Thirteenth Street
Line 2		
Line 3		
City / Town		Central Milton Keynes
County		Bucks.
Postcode		MK9 3BP
Telephone number		
Email (if provided we will always contact you this way)		

Part B: Representation(s)

Please use a separate sheet for each representation

Please read the accompanying notes before completing Part B. The notes explain what we mean by soundness and legal compliance. These are questions that we are expected to ask consultees.

Please note all comments will be made publicly available. If you do not have sufficient space in the box, please continue on a separate sheet or expand the box.

2: Do you consider the Northampton Local Plan Part 2 to be legally compliant?	Yes	<input checked="" type="checkbox"/>	No	
If NO , is this because it is: (please tick all that you think apply)				
Not prepared in accordance with the Local Development Scheme				
Not prepared in accordance with the Statement of Community Involvement				
Not consistent with the regulatory requirements for consultation				
Not compliant with the duty to cooperate				
Not accompanied by a compliant Sustainability Appraisal				

2 (1): Please give details of why you consider the Northampton Local Plan Part 2 Submission Draft document is not legally compliant. Please be as precise as possible.

3: Do you consider the Northampton Local Plan Part 2 to be sound?	Yes	<input checked="" type="checkbox"/>	No	
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3 (1): If NO, is this because it is: (please tick all that you think apply)	
Not positively prepared	
Not justified	
Not effective	
Not consistent with national policy	

4: To which part of the Local Plan does this representation relate?	Paragraph number	Policy number	Policies Maps
		12 and 33	

4 (1): Please set out the changes that you consider are necessary to make the Northampton Local Plan Part 2 Submission Draft document legally compliant and / or sound including revised wording of any policy text, and reasons why the proposed change would make it legally compliant and/or sound. Please be as precise as possible.

Bovis Homes strongly supports the proposed allocation of site 1009 (Land west of Policy N5 Northampton South SUE) for 100 dwellings.

Development within site 1009 would be a logical extension to the Northampton South SUE allocated in the West Northamptonshire Joint Core Strategy (December 2014) and the subject of an Outline planning permission for up to 1,000 homes, a local centre and a site for a primary school (N/2013/1035, granted in August 2016).

Development within the site would increase the catchment population for facilities in the planned local centre within the SUE, increasing the prospect of their delivery and retention; and enhancing footfall and vibrancy within that local centre.

The site's containment to the west by the Northampton Loop railway line adds to its suitability for allocation in the Plan, while the impact of noise from trains on that line can be assessed appropriately at the planning application stage and any necessary mitigation put forward at that time.

To the north, the site's bordering and overlooking of the planned extension to Collingtree Park Golf Course (which is part of the Outline planning permission for the SUE) presents the opportunity for a high quality development, enhancing its viability and therefore the prospect of its timely delivery.

The proposed development can be accommodated safely on the area's highway network, taking into account the improvements to that network associated with the Outline planning permission for the SUE or planned more widely. In this respect, the site can be accessed appropriately via the planned new junction on Rowtree Road committed through the Outline permission for the SUE and thence via routes within the approved SUE.

The site's development within years 6-10 of the Plan period, as is assumed in the draft Plan, is realistic in that the planned access via Rowtree Road is likely to have been delivered by that timeframe. Control of the site by Bovis underlines the conclusion that the site is developable in that timeframe.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support / justify the representation and the suggested changes, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

SUSTAINABILITY APPRAISAL

5. Which part of the document do you wish to comment on? (please give the relevant paragraph or policy number).	
Paragraph	
Comments	

HABITATS REGULATIONS ASSESSMENT

6. Which part of the document do you wish to comment on? (please give the relevant paragraph or policy number).	
Paragraph	
Comments	

7: If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing(s) if invited to do so by the Inspector?			
No , I do not wish to participate at the oral examination		Yes , I wish to participate at the oral examination	✓

8: If you wish to take part at the oral examination, please outline why you consider this to be necessary (please note the Inspector will determine who will be invited to be heard at the examination hearing(s))
<i>As the promoter of development within this proposed site allocation, Bovis Homes is well positioned to contribute helpfully to discussions concerning its suitability and deliverability, including its relationship with the Northampton South SUE, thereby significantly assisting the Examination hearings.</i>

9: Please tick a box if you wish to be notified of further progress of the Local Plan Part 2 (please tick all that apply)

When the Northampton Local Plan Part 2 has been submitted for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended)	✓
When the report of any person appointed to carry out an independent examination of Northampton Local Plan Part 2 is published	✓
When the Northampton Local Plan Part 2 has been adopted	✓
Other (please specify)	

10: Signature	<i>A.M. Wintersgill for David Lock Associates, on behalf of Bovis Homes Ltd.</i>	Date	11 June 2019
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**Thank you for taking the time to complete the form.
Please return it to:**

Email:



By **post** or by **hand** to:
Northampton Borough Council
Planning Policy, The Guildhall, St Giles Square, Northampton, NN1 1DE

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