

Mike Burgess

From: Andrew Wintersgill <[REDACTED]>
Sent: 13 November 2017 13:34
To: Planning Policy
Subject: Northampton Local Plan Part 2 - Sites consultation
Attachments: Response to Northampton Local Plan Part 2 Sites Consultation 13.11.17.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam

I attach a response to this consultation on behalf of **Bovis Homes Ltd.**

Andrew Wintersgill

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Consultation guidance notes

The Council would prefer to receive representations to this consultation online at www.northampton.gov.uk/lp2sitesconsultation

If you would prefer to complete this form, please return it to

Planning Policy
Regeneration, Enterprise & Planning
Northampton Borough Council,
The Guildhall, St Giles Square
Northampton
NN1 1DE

Please note, all representations must be received by 5.00 pm on 13 November 2017.

All observations, objections and supporting comments submitted to Northampton Borough Council are public documents. Therefore the information you submit in response to consultations on the Local Plan will be publicly available as part of the consultation responses and made available for any member of the public to view in person. This may include your name and the comment made.

Specific personal contact data such as your email address, signature, postal address and telephone number will not be published on the Northampton Borough Council website but retained for contact purposes only by the planning department at Northampton Borough Council.

In submitting a comment on the Local Plan you agree for your information to be held and processed for the purpose(s) and in the way detailed above.

If you have any questions, please contact us by email at: [REDACTED] or by telephone: [REDACTED].

Where can I view the consultation documents?

You can view the consultation documents in the following ways:

- On the Council's website at www.northampton.gov.uk/lp2sitesconsultation. You can also submit your comments electronically through this link
- At the One Stop Shop, The Guildhall, St Giles Square, Northampton NN1 1DE
- At all libraries within Northampton Borough

If you need copies of consultation documents in translated or other formats, please refer to the Council's website at:

www.northampton.gov.uk/info/200041/equality_and_diversity/1309/interpreting

Your contact details

1. Please provide your contact details in the boxes below:

Name*	FIONA MILDEN
Position (if appropriate)	STRATEGIC PLANNING DIRECTOR
Company (if appropriate)	BOVIS HOMES LTD.
Address 1*	CLEEVE HALL
Address 2	BISHOP'S CLEEVE
Town	CHELTENHAM
Postcode*	GL52 8GD
email address	[REDACTED]
Phone number	c/o AGENT (see Q3 below)

* required field

2. Are you an agent responding on behalf of another?

Yes ✓ No

3. If you are an agent responding on behalf of another, please enter your details below:

Name*	ANDREW WINTERSGILL
Position (if appropriate)	PARTNER
Company (if appropriate)	DAVID LOCK ASSOCIATES LTD.
Address 1*	50, NORTH THIRTEENTH STREET
Address 2	
Town	MILTON KEYNES
Postcode*	MK9 3BP
email address	[REDACTED]
Phone number	[REDACTED]

* required field

4. Which sites that have been assessed as being suitable for further consideration (Appendix A) do you think are most appropriate for development?

Please state site number(s) – e.g. LAA0999 - and tell us why you think each site is most appropriate

Bovis Homes welcomes the inclusion of site LAA1009 (Land west of Policy N5 Northampton South Sustainable Urban Extension) among those sites assessed as being suitable for further consideration as potential allocations in the forthcoming Publication version of the Plan.

Development within the site 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).

Taking account of the westerly extension to Collingtree Park Golf Course forming part of that Outline planning permission and land required for surface water attenuation in association with any development within site LAA1009, its capacity is around 100 homes rather than the 264 dwellings specified in the consultation document.

This amount of 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.

Development within site LAA1009 would also 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.

As specified in the consultation document, the site's development within years 6-10 of the Plan period is realistic, by which time the planned access via Rowtree Road would have been delivered. Control of the site by Bovis underlines the conclusion that the site is developable within this period.

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 the golf course presents the opportunity for a high quality development, enhancing its viability and therefore the prospect of its timely delivery.

Although the area bordered by the railway line and the M1 motorway to the south of site LAA1009 is not under the control of Bovis, any allocation or development of that southerly land would not be prejudiced by the development of either site LAA1009 or the Outline-permitted SUE.

The introductory comments on site LAA1009 on page 179 of the Council's Land Availability Assessment (September 2017) relate to a wider area, including land between the railway line and Towcester Road to the west (site LAA1102). The comments on "Site availability" on the following page (p.180) of that document state incorrectly that site LAA1009 has not been promoted through the Call for Sites for this Plan. In this respect, a submission in response to that Call for Sites was made by Barton Willmore on behalf of Bovis on 10 June 2016, following earlier such submissions through the SHLAA process for the Joint Core Strategy.

5. Which sites that have been assessed as being suitable for further consideration (Appendix A) do you think are least appropriate for development?

Please state site number(s) – e.g. LAA0999 - and tell us why you think each site is least appropriate

No comment

6. Which sites do you think should be protected from development?

Please state site number(s) – e.g. LAA0999 - and tell us why you think each site should be protected from development

No comment

7. Are there any sites that have been assessed as not being suitable for further consideration (Appendix B) that should be?

Please state site number(s) – e.g. LAA0999 - and tell us why you think each site is suitable for further consideration

No comment

8. Are there any sites which you think should be used for other purposes?

Please state site number(s) – e.g. LAA0999 - and the best use for the site, e.g.:

- *Residential*
- *Employment*
- *Retail*
- *Community facilities*
- *Open or green space*
- *Waste*
- *Other (please specify)*

No comment

9. Are there any other sites you think are suitable for the Council to consider in preparing the Local Plan Part 2? Please give further details, and submit details by email using the call for sites form available on the Council's website (northampton.gov.uk/lp2sitesconsultation)

No comment

10. Do you have any comments on the Sustainability Appraisal of Site Options?

Development within site LAA1009 would benefit from services and facilities delivered in association with the adjacent Northampton South SUE (see our response to Q4 above). As such, the performance of the site's development in the Sustainability Appraisal would be enhanced still further, including with particular reference to objectives SA2a and SA2b within the Appraisal.

11. Do you have any comments on the information to support the Habitats Regulations Assessment?

No comments