

From: Ginns, Kerrie <[REDACTED]>
Date: Wednesday, 18 May 2022 at 12:33
To: Ross Middleton <[REDACTED]>
Subject: RE: WNC Part 2 Local Plan: Land at Abington Mill Farm.

Dear Ross

We have reviewed the submitted information and are satisfied that the information suggests that safe access to the site will be achievable.

As the site has such a large area fronting the channel, please include a detailed maintenance scheme for the channel within the site specific Flood Risk Assessment to ensure that the channel is maintained for the lifetime of the development.

Kind regards
Kerrie

From: Ross Middleton <[REDACTED]>
Sent: 12 May 2022 12:15
To: Ginns, Kerrie <[REDACTED]>
Cc: [REDACTED]
Subject: FW: WNC Part 2 Local Plan: Land at Abington Mill Farm.
Importance: High

Dear Ms. Ginns,

I trust that you are well.

I write in regards to the efforts of West Northamptonshire Council to progress their emerging Northampton Local Plan (Part 2) towards adoption.

As you will be aware the Council are now at a critical stage of their engagement with the Inspectors and we are keen to maintain our positive dialogue with Officers in respect of our clients land at the Former Abington Mill Farm, Rushmere Road, Northampton (Site reference LAA1107 within the emerging plan).

During the hearing which was held in late 2021, the Inspectors raised a question about safe access (in the context of flood risk) into the site being taken from Rushmere Road to the west and whether this would be achievable.

Since that initial question, the landowner's appointed engineers have been working towards demonstrating that such access can be achieved. The interim outputs from the landowners engineers, which concluded that a safe means of access to the site can be provided of Rushmere Road, was issued in March 2022 and this attached for your information.

Flood risk modelling has been ongoing since Nov 2021 and the data collected up to 6th May 2022 has informed the attached Technical Note: Flood Risk Safe Means of Access report. The report, based on

primary data, provides confirmation that a safe means of access can be provided to the site from Rushmere Road – this is now issued to you for your consideration.

Alongside the ongoing modelling and reporting work referenced above, we have remained mindful of the content of the Inspectors post hearing letter dated 24th January 2024 particularly Para 49 which provides specific commentary on our Client's site. To this end, we have sought to liaise with WNC Officers and a site specific policy for the Abington Mill Farm site which requires, amongst other things, the provision of a safe and secure access from Rushmere Road and a site specific FRA. This policy will be included within the Council's proposed schedule of Main Modifications and we are in absolute agreement with its content.

The Inspectors have expressed concern about the proposed allocation because they need to be convinced that safe access can be provided to the site, so that the exceptions test can be passed. To ensure that we can provide the Council with this evidence please give the attached your urgent consideration. We have also issued these to yourselves via the Council to ensure that all formal channels are taken. However, it was felt important to get the attached across to you at the earliest opportunity.

It is considered that the above, and more notably the attached, provides sufficient information to demonstrate that a safe and suitable access to the wider allocated site can be achieved when the flood risk considerations are taken in to account. I anticipate that the attached will also be issued to you by the LPA, however please can I have your thoughts by the 20th May 2022.

Should you have any queries in respect of the above or the attached then please do not hesitate to contact me.

Kind regards,

Ross.

**Ross Middleton BA (Hons) MA MRTPI
Associate**

Tel: [REDACTED] Mob: [REDACTED]
Email: [REDACTED]



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