



TERENCE
O'ROURKE

Planning Policy
Borough Council of Wellingborough
Swanspool House
Doddington Road
Wellingborough
NN8 1BP

7 February 2020

Our Reference: 249506B

Dear Sir or Madam

Consultation on the Ecton Neighbourhood Plan Submission Version

Please find enclosed written representations submitted on behalf of Miller Homes.

I trust that the independent examiner will take our comments into consideration when evaluating if the submitted neighbourhood plan meets the basic conditions and other requirements as set out by law.

Please can we be notified of the local planning authority's decision under Regulation 19 on whether the plan can proceed to referendum.

We look forward to hearing from you in due course.

Yours sincerely

Neil Trollope
Technical Director

Enc

LONDON
7 Heddon Street
London
W1B 4BD

BIRMINGHAM
Enterprise House
115 Edmund Street
Birmingham
B3 2HJ

BOURNEMOUTH
Everdene House
Deansleigh Road
Bournemouth
BH7 7DU

TELEPHONE
020 3664 6755

www.torltd.co.uk



**Ecton Neighbourhood Plan
Submission Plan, October 2019
Representations submitted on behalf of Miller Homes**

Comments:

Miller Homes submitted representations on the Emerging Draft (October, 2016) and Pre-Submission Draft (April, 2019) versions of the Ecton Neighbourhood Plan (ENP). These were prepared by Pegasus Group. The Pre-Submission Draft representations were supported by an Illustrative Draft Masterplan for Development East of Northampton. We acknowledge the Ecton Neighbourhood Plan Steering Group's response to those representations, as set out in its submitted Consultation Statement.

Policy 9 – Maintaining the separate identity of Ecton village

Miller Homes' Pre-Submission Draft representations requested the deletion of Policy 9 and the removal of the associated 'area sensitive to coalescence' from the Policies Map, because the policy designation is overly prescriptive given that strategic housing growth is a matter for the North Northamptonshire Joint Planning & Delivery Unit. It was also requested that paragraph 5.5.8 (now 5.5.7 in the Submission Plan) should be replaced with the following text or expressed as a policy:

'The Parish Council will expect the local planning authority, in considering any proposals for development in the area, to carefully consider the landscape impacts of development to ensure that the landscape setting of Ecton village, its individual and distinct character and its separate identity are protected'.

We maintain this position and would welcome a further review by the examiner before the plan is made. In our view, these suggested amendments would ensure that the ENP is in general conformity with the current development plan and, importantly, would not prejudice any subsequent review / replacement of the development plan, thereby meeting the 'basic conditions' for compliance with national planning policy.

Policy 10 – Important public views and vistas

Miller Homes' previous representations also considered that Policy 10 represents a restriction on development around the village that is not supported by a clear assessment of key viewpoints that would merit safeguarding. Again, we maintain this position and would welcome a further review by the examiner to ensure the final version of the policy is clearly written and unambiguous, in accordance with paragraph 16 of the National Planning Policy Framework, thereby meeting the basic conditions test.



Policy 10 lists six important views. The majority are at least defined by specific sensitive receptors such as a landmark, road or public right of way. However, view no.3 contains a blanket reference to 'wider countryside'. As a minimum, we would request that Policy 10 section 3 is amended to add reference to 'sensitive viewpoints from the public rights of way network in the countryside within the plan area' to ensure the policy wording is precise and can be applied effectively, as follows:

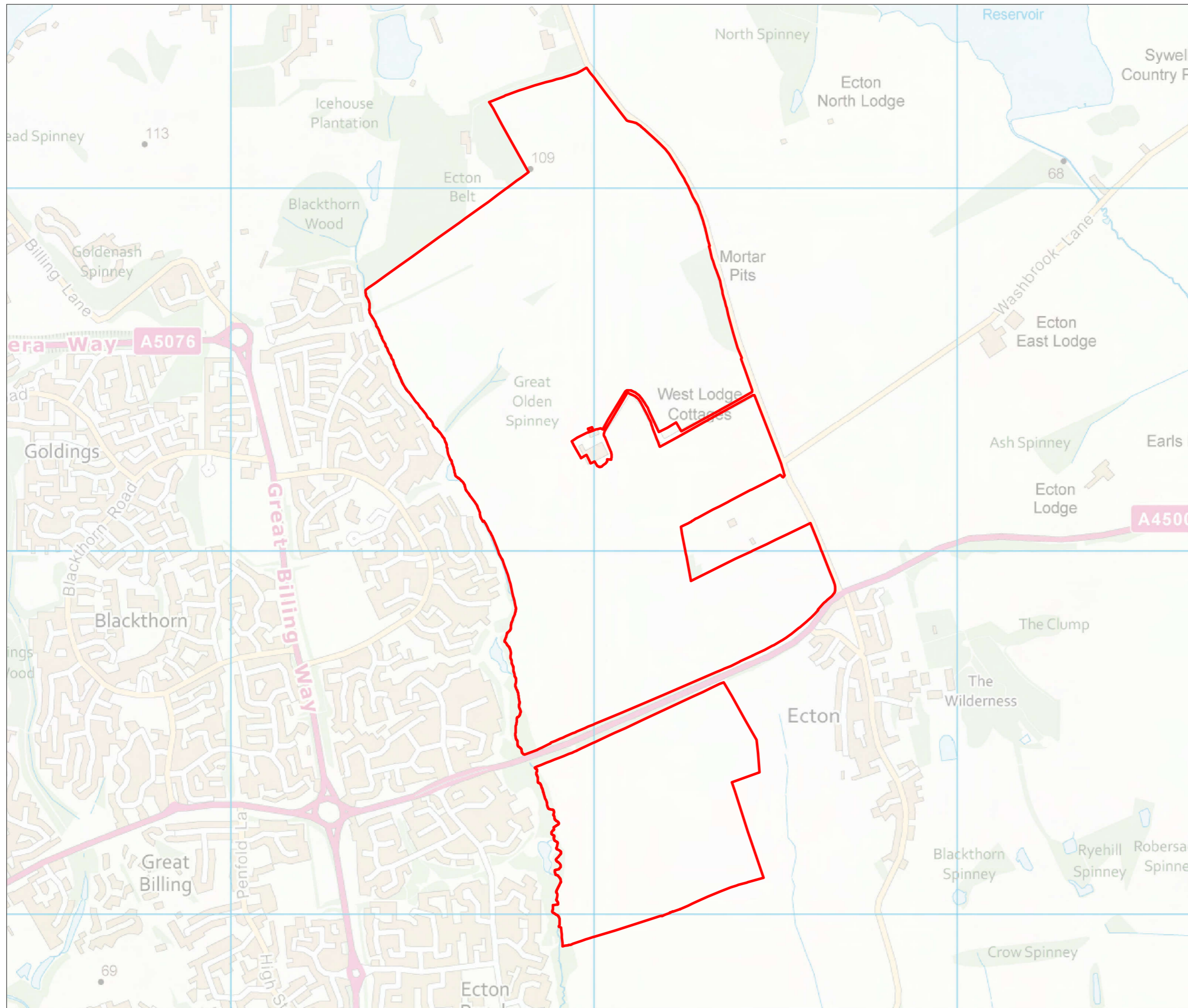
10. section 3. 'of the church and other heritage assets from locations within the village and sensitive viewpoints from the public rights of way network in the countryside within the plan area'.


Notwithstanding our comments above, following the Pre-Submission Draft consultation feedback provided by the Ecton Neighbourhood Plan Steering Group on the Illustrative Draft Masterplan prepared at that time, Miller Homes has appointed a new team to prepare a new masterplan and vision framework for a garden suburb to the east of Northampton. Miller Homes has a strong desire to work with the local community, Ecton Parish Council, Borough Council of Wellingborough, Northampton Borough Council, North Northamptonshire Joint Planning & Delivery Unit, West Northamptonshire Joint Planning Unit, together with all other key stakeholders, to meet the long-term housing needs of Wellingborough and/or Northampton boroughs through an eastward extension of Northampton. A plan indicating the land within the control of Miller Homes is enclosed for information.

We acknowledge that the scale, location and design of a new garden suburb will need to be carefully considered. Miller Homes would welcome the opportunity to meet with Ecton Parish Council in due course to discuss its vision and how any future development can maintain the landscape setting and distinct identity of Ecton village, safeguard important views, and improve/diversify the provision of community facilities and services for the local community.

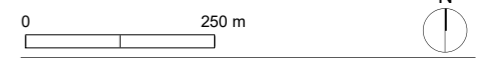
Do you wish to be notified of the local planning authority's decision under regulation 19 in relation to making the neighbourhood development plan?

Yes



 Site boundary (155.13 ha)

East Northampton Extension
Miller Homes



Site location plan

Dwg no/249506/03	Revision
Status	07 February 2020
Scale: 1:10,000 @A3	Drawn by: JC Checked by: NT

Contains OS data © Crown copyright and database right 2020.
Licensed under the Open Government Licence v3.0. Licence No. 100019980. Contains public sector information licensed under the Open Government Licence v3.0

Copyright Terence O'Rourke Ltd, 2020

 LONDON
7 Heddon Street
London W1B 4BD

BIRMINGHAM
Enterprise House 115 Edmund Street
Birmingham B3 2HU

BOURNEMOUTH
Everdene House Deansleigh Road
Bournemouth BH7 7DU

TERENCE O'ROURKE

TELEPHONE
020 3664 6755
www.torltd.co.uk