

INDEPENDENT EXAMINATION OF THE ECTON NEIGHBOURHOOD DEVELOPMENT PLAN

INDEPENDENT EXAMINER:
Christopher Collison BA(Hons) MBA MRTPI MIED MCMi IHBC

To the Borough Council of Wellingborough by email to Sue Bateman, Senior
Planning Officer (copy to Thomas Shaw)
and to Ecton Parish Council by email to Shirley Wong, Clerk

Dated 10 April 2020

Dear Shirley and Sue

Ecton Neighbourhood Development Plan Independent Examination – Examiner letter seeking clarification of matters

Further to my initial letter of 13 February 2020 I am writing to seek clarification of the following matters:

Policy 3

Part 4 of Policy 3 refers to market housing essential to the delivery of a rural exception site. Part 4 of Policy 3 does not seek to introduce any additional affordable housing requirement but seeks to encourage proposals to make the market housing element of a scheme available for sale solely to residents of the Neighbourhood Area for an agreed period of time. Paragraph 34 of the Framework states “*Plans should set out the contributions expected from development*” and “*Such policies should not undermine the deliverability of the Plan.*” Paragraph 31 of the Framework states “*The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focussed tightly on supporting and justifying the policies concerned, and take into account relevant market signals.*” Could you please direct me to the existing evidence that justifies the approach relating to market homes?

Policy 6

In commenting on the representations of other parties the Parish Council has provided details of consultation with agents acting on behalf of the owners of proposed Local Green Spaces 3 and 4. Could you please provide details of consultation with the owners of proposed Local Green spaces 1 and 2.

Could you please confirm the numbering of proposed Local Green Spaces 3 and 4 should be reversed in the Policy so as to match the numbering on the Policies Map - Village Inset.

Policy 7

The term “*shall have regard to*” is without consequence and does not provide a basis for the determination of planning proposals. The term “*protect*” does not have sufficient regard for national policy set out in the Framework which seeks to conserve the significance of heritage assets. The limitation to proposals within the Conservation Area does not have sufficient regard for national policy set out in paragraph 190 of the Framework which recognises development can affect the setting of a heritage asset. Could you please confirm it is intended the opening paragraph of the policy should reflect national policy and meet the requirement of clarity established in paragraph 16d) of the NPPF by being worded as follows “To be supported development proposals, including extensions, must demonstrate consideration of the impact on the significance of the Ecton Conservation Area, in particular with respect to the following positive and locally distinctive characteristics identified in the Ecton Conservation Area Appraisal:”

Could you please confirm parts 8 and 9 of the Policy should be free standing paragraphs and not sub sections of the first paragraph of the policy?

Policy 9

My request for clarification refers specifically to physical separation. Could you please indicate types of development that could occur within the area identified as “sensitive to coalescence” that would not undermine the physical separation of Ecton village from Northampton.

Policy 10

Would you please confirm a description “public footpaths reference TE2, TE3, TE4, and TE5 to the west of Ecton” would adequately identify public footpaths west of Ecton north of the A45 and south of the A4500.

Would you please confirm a description “public footpath reference TE1” would adequately identify the public footpath east of Ecton that affords views of Ecton Hall and the adjoining parkland.

I request any response to these requests for clarification is agreed as a joint response of the Borough Council and the Parish Council if at all possible. This email requesting clarification of matters and any response should be published on the Borough Council website.

In order to maintain the momentum of the Independent Examination I would be grateful if any reply could be sent to me by 12.00 Noon on Wednesday 22 April 2020. Given current operational constraints please let me know if a longer period for response is required.

As the Independent Examination progresses, I may seek clarification with respect to other matters. For the avoidance of doubt recommendations of modification of the

Neighbourhood Plan that will be contained in my report of Independent Examination will not be limited to those matters in respect of which I have requested clarification.

I should be grateful if the Borough Council and the Parish Council could acknowledge receipt of this email.

Best regards

Chris Collison
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